



GENOA APODMENTS

2000 23RD AVE S | SEATTLE, WA 98144
3032048-EG

EARLY DESIGN GUIDANCE MEETING

MEETING DATE:
July 26, 2018

ADDRESS:
Seattle University
824 12th Ave
Pigott 102

HYBRID

1205 E PIKE STREET 2D | SEATTLE, WA 98122
www.hybridarc.com | 206.267.9277





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2000 23rd Ave S APARTMENTS:

Development Objectives

Provide mix of congregate and small efficiency dwelling units for single residents to live in an efficient but communal setting with shared kitchens and amenity lounge areas.

139 units
105 bicycle parking stalls (as req)
0 vehicular parking stalls (none are req)

Neighborhood Objectives

This neighborhood is in transition from single family and smaller multi-family to a much denser environment with very dense townhouse developments cropping up to the north and east along with a great deal of low to midrise developments along 23rd Ave S and Rainier Ave S.

This project, which is located at the intersection of Plum and 23rd will need to buffer the noise and activity of the busy intersection to the southwest while responding to the more residential character to the north east.

This intersection is dominated by cars. With Rainier and 23rd carrying many vehicles north and south throughout the day; however, there are many neighborhood gardens and small parks towards the east as well. Therefore, the building should aim to incorporate outdoor space, green space and features that help filter the noise and activity of the nearby streets.

Design Objectives

Create welcoming courtyard environment
- a place for residents and guests to engage with outdoors

Provide a variety of efficient units
- maximize height and light / bright colors and tall ceilings

Establish sense of enclosure and privacy within busy context
- try to block noise from 23rd and Rainier Avenues

Ecological & Sustainable
- harness rainwater in bioplanter, use efficient and durable materials



greenplate special - community garden at 25th Ave S & S Walker St



jimi hendrix park



new townhomes on 24th street



vacant sites along Rainier and 23rd Ave



betula apartments - courtyard housing



yesler court - main entry

AFFORDABLE APARTMENTS: SMALL EFFICIENCY DWELLING UNITS & CONGREGATE HOUSING

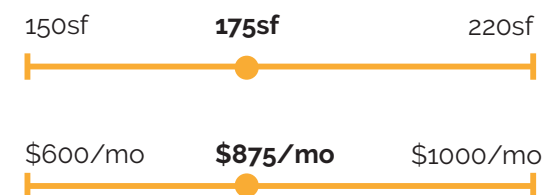


shared exterior space

bed
table and chair
wall closet
refrigerator
microwave
private bathroom

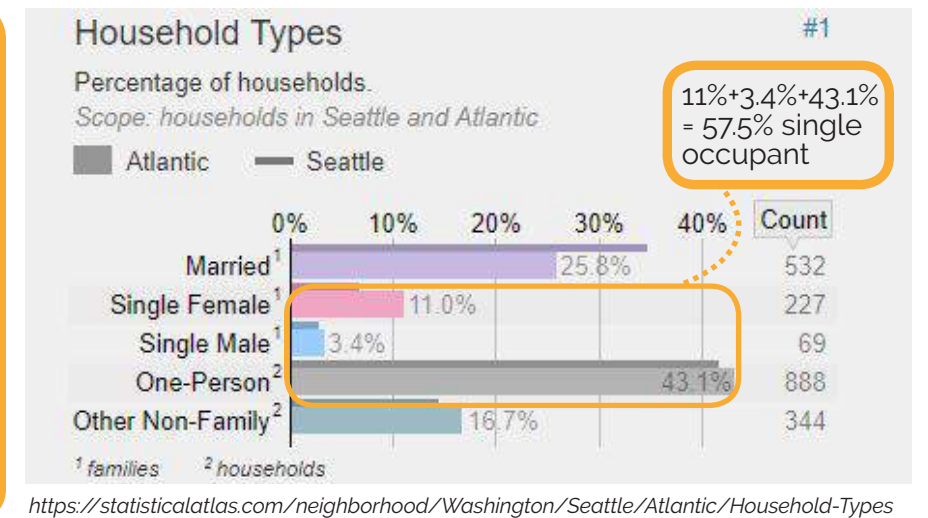
shared kitchens
bicycle parking
laundry facilities
security

what, how big, how much?



what is needed?

affordable,
market
rate, non-
subsidized
multi-
family
rental
product



Average resident:

\$30,000/yr income

age 34

rides public transportation

55% male, 45% female

25% working students

length of stay 14mo



shared kitchens



shared laundry rooms



- In Seattle > 40% of households are single occupant
- In Atlantic, 57.5% of households in Atlantic are single occupant

*Based on US Census data in these areas



courtyards for meeting your neighbors



2000 23rd Ave S is in the Atlantic neighborhood between Mt Baker and Beacon Hill. This address may also be considered part of South Seattle and the Rainier Valley. Rainier valley is among the most culturally and economically diverse neighborhoods in the Pacific Northwest.

The Rainier Valley is home to commercial retail, restaurants and many service industries. Rainier Ave, one block from the site is both a main commercial axis and transportation arterial through the neighborhood. On and around Rainier Ave are many commercial retail, service industries and restaurants. In recent years many new housing and office projects have been constructed in the surrounding area.

Many busses leaving from Rainier Ave, 23rd Ave S, and MLK connect the area to neighborhoods in the North - University and Queen Anne, Capitol Hill, Downtown, First Hill, and Neighborhoods to the South including Columbia City, Rainier Valley and Renton. Additionally, the Mt Baker light rail station, a 15 min walk away, connects the site to the Airport (and beyond).

Atlantic, along with many other neighborhoods in Seattle, has gone through a great deal of densification over the past decade with much of the city's traditional single family building stock becoming transformed into much denser multi-family townhouse, apartment and condominium developments. This project will replace an older commercial building.



site

 bus stop

— overlay boundary

← - - → main vehicle arteries

← - - →

grocery store

medical facilities

city park

AERIAL MAP AND KEY LANDMARKS



Aerial Map ↻



NW African American Museum



Green Plate Special



Jimi Hendrix Park



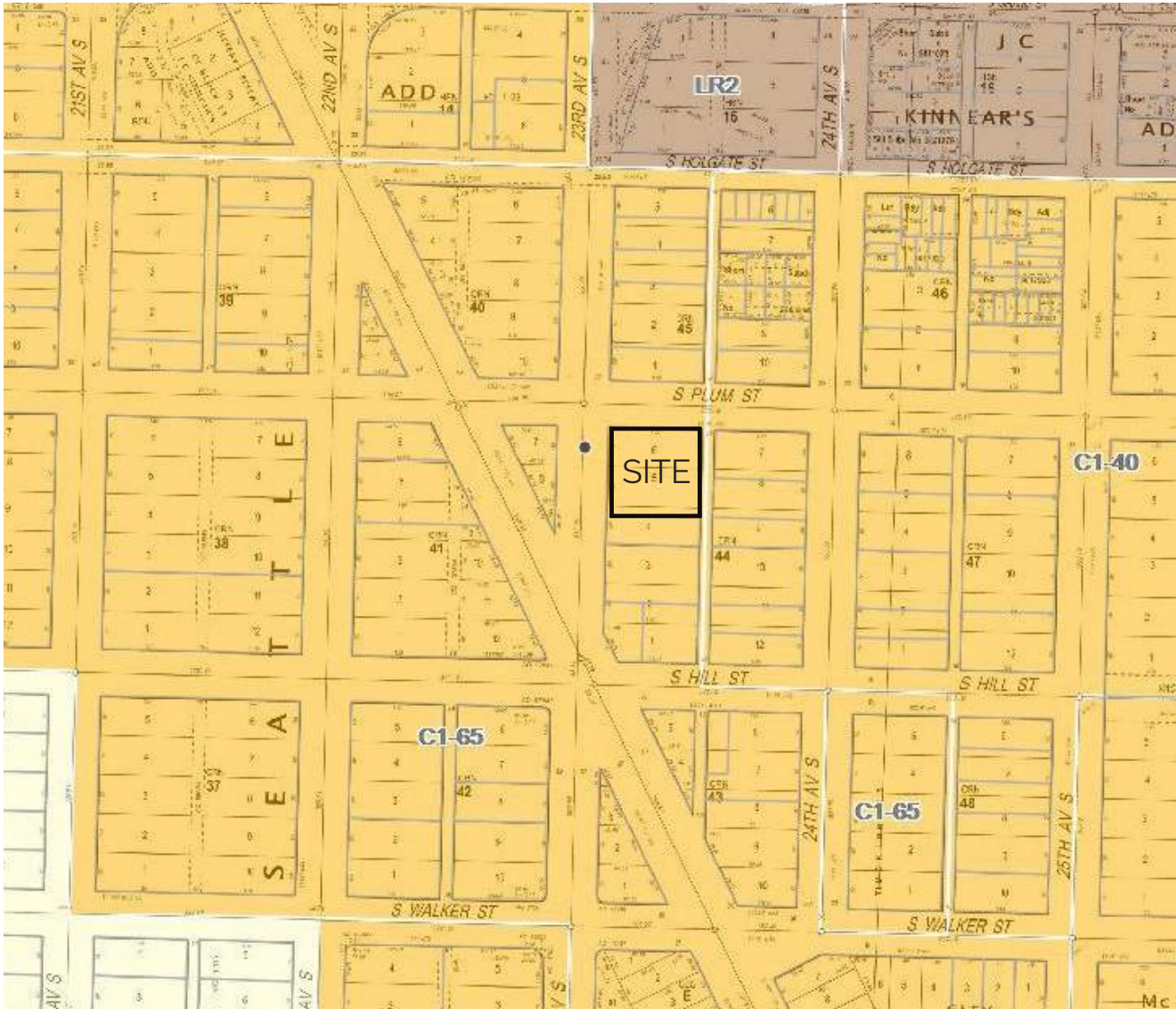
Seattle Childrens Playground



Amy Yee Tennis Center



Rainier Avenue



Zoning Map ①

Site is located in a C1-65 zone that follows along Rainier Ave S where the uses are predominantly commercial and industrial. These uses are starting to become more mixed with the addition of more bus lines and the light rail. The eastern border of the site transitions to C1-40 and the uses remain heavily commercial but have started to become much more populated with townhouses and smaller mixed use developments. To the North, two blocks away, is an LR2 zone where the neighborhood starts to step down into primarily smaller residential uses.



Typologies & Use Map ①

Surrounding area is a mixture of older warehouses and commercial buildings, newer offices, townhouses and apartments. This block in particular has 3 other proposed apartment projects by others.

- Single Family Home
- Townhomes
- Apartment
- Commercial
- Office
- Cultural
- Warehouse
- Parking
- Vacant Land



Context Design Cues Map ①

Contextual Design Cues

- 1. Wellspring Family Services
 - the divided massing of this project allows for multiple small courtyards
- 2. North facade of Wellspring building
 - simple, durable and lasting materials fit nicely with ordered fenestration
- 3. 23rd office building
 - large graphic openings in the massing create a memorable building
- 4. Church
 - horizontal lap siding clads simple forms on a stout concrete base
- 5. new townhomes
 - division of lap siding and panel siding that surrounds simple forms
- 6. east facade of Wellspring building
 - welcoming entry courtyards guide pedestrians into the building
- 7. Church Courtyard
 - private exterior courtyard allows for peaceful connection to outdoors
- 8. Stewart Lumber building
 - large signage, simple forms with pitched roof and durable cladding
- 9. Oberto
 - memorable signage that responds to the traffic along Rainier



1. Wellspring Family Services



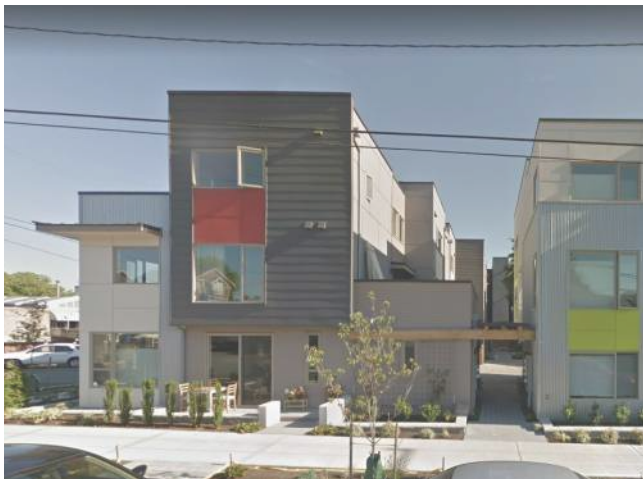
2. Wellspring - North Facade



3. 1916 23rd Ave S - Office Bldg



4. Japanese Pres. Church north of site on S Holgate



5. New Townhomes at 25th and Holgate



6. Wellspring Entry from west



7. Japanese Pres. Church NE courtyard



8. Stewart Lumber - Signage / Materiality



9. Oh Boy Oberto - Signage

Site Analysis

ADDRESS:
2000 23rd Ave E

PARCEL NO:
1498302724

DESCRIPTION:
CENTRAL SEATTLE N 12.5 FT OF
LOT 4 TGW ALL LOTS 5 & 6 OF SD PLAT
Plat Block: 44
Plat Lot: 4-5-6

SITE AREA:
13,500

ZONING:
C1-65
Mt Baker(Hub Urban Village)

STREET:
23rd Ave S
SLOPES DOWNHILL N>S ~24"

Plum Street
SLOPES DOWNHILL E>W ~96"

ALLEY:
UNIMPROVED ALLEY to East

UTILITIES:
POWER POLES ALONG 23RD
TRANSFORMER AT NW CORNER
ELEC. BUS POWER LINES ALONG PLUM ST.
SANITARY SEWER MAIN - 23RD
STORM DRAIN - 23RD

TOPOGRAPHY:
SITE SLOPES DOWNHILL 12'
FROM NORTH EAST TO SOUTHWEST

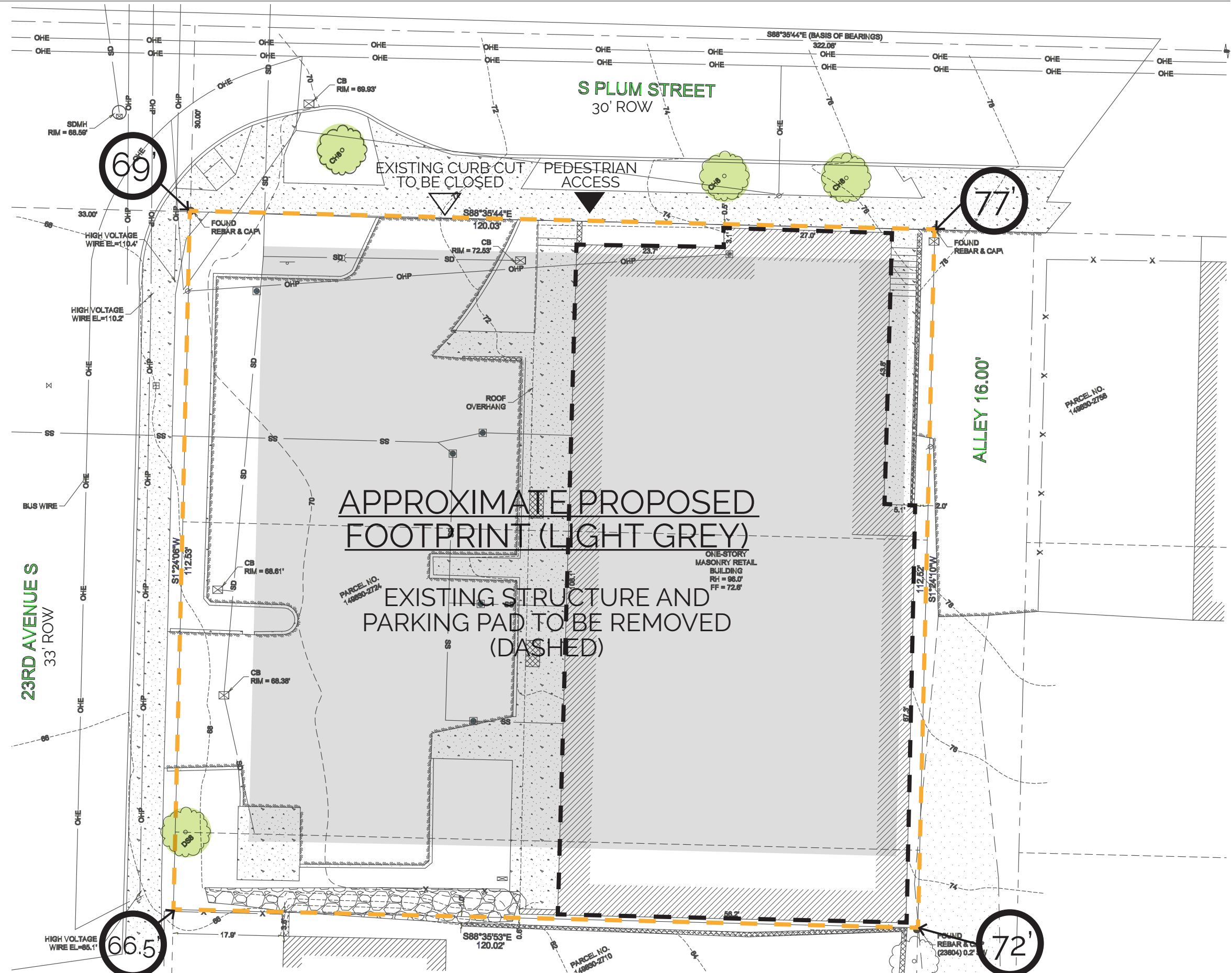
HIGHEST POINT - NE CORNER (78')
LOWEST POINT - SW CORNER (66')

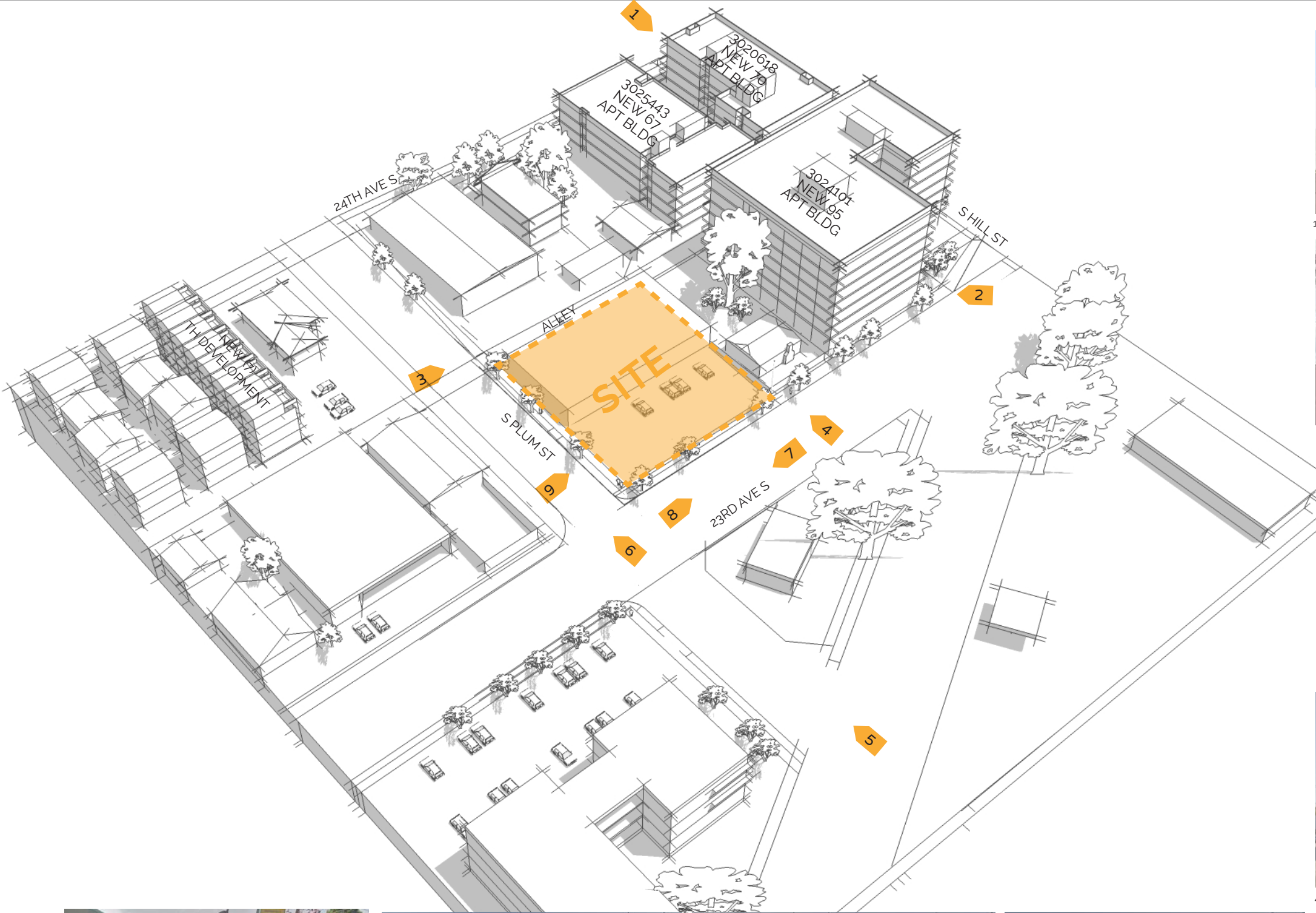
ADJACENT BUILDINGS:
SOUTH - EXISTING RESIDENCE
PROPOSED - 3024101
NEW 90 UNIT APARTMENT BUILDING

EAST - 2005 24TH AVE S
1 STORY WAREHOUSE

2011 24TH AVE S
INTERN'L ORG OF PENTECOSTAL

TREES:
NO EXCEPTIONAL TREES ON THE SITE
(3) 8" CHERRY - NORTH
(1) 8" DECIDUOUS - SOUTHWEST





1. Proposed Apartments to the southeast



2. Proposed mixed use development to the south



3. North & East facade of existing building down alley



4. Looking east to site from Rainier



5. Looking east from Rainier Ave S - Down Plum St



9. Corner of 23rd and Plum St with existing curb cut



8. Looking south down 23rd Ave S



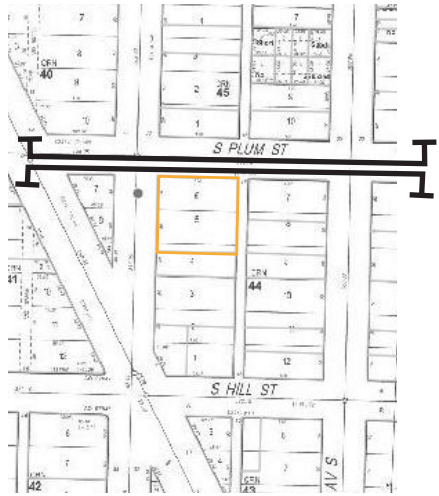
7. Looking north up 23rd Ave S



6. Looking east down S Plum St



23rd Ave S
Looking West -across the site

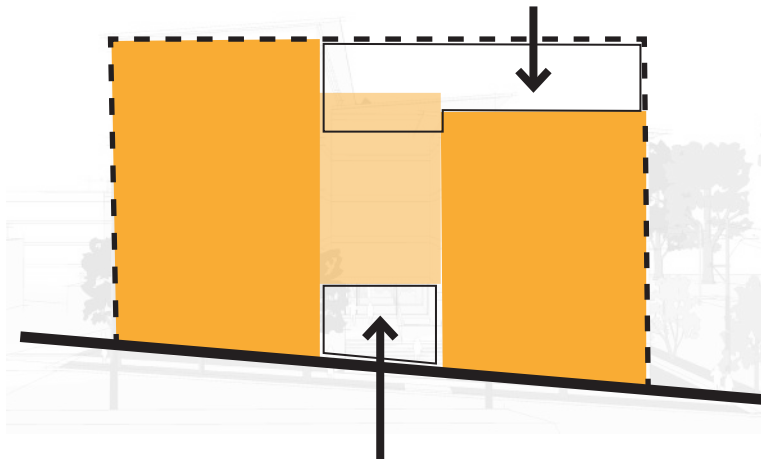


S Plum St
Looking South - at the site



S Plum St
Looking North-across the site

CENTRAL DISTRICT SUPPLEMENTARY DESIGN GUIDELINES



CS1: NATURAL SYSTEMS AND SITE FEATURES

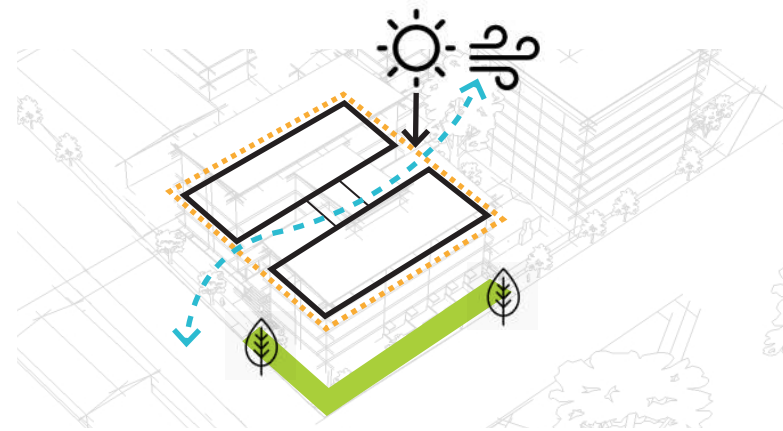
Use natural systems and features of the site and its surroundings as a starting point for project design.

1. Local Topography

- a. Respond to local topography with terraces, stoops, stepping facades, or similar approaches

Response:

Project is oriented to make use of the slight slope from 23rd Ave up to the alley. The lower street level allows for taller units along 23rd, while maintaining access to the alley at grade. The residential entry along Plum provides an accessible entry opportunity that is also connected to services off alley.

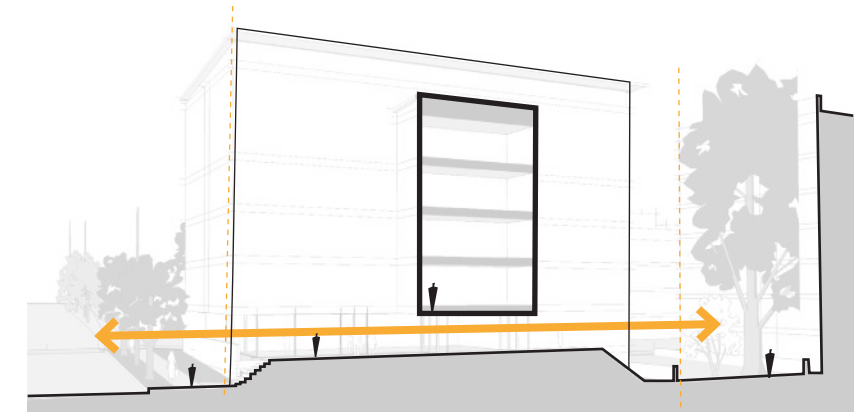


2. Connection to Nature

- a. Be sensitive to the project's impact on solar access to adjacent streets, sidewalks, and buildings. Where possible, consider setting taller buildings back at their upper floors, or pushing buildings back from the street and providing wider sidewalks so sunlight can reach pedestrian level spaces and neighboring properties. Ensure sunlight reaches building entrances whenever possible.
- b. Provide vegetated spaces throughout the project

Response:

The preferred courtyard orientation creates a South facing courtyard enhancing exposure to natural daylight in exterior spaces. The uppermost story is provided only on the Eastern, uphill portion of the lot. This reduces shadows cast in the afternoon in the courtyard and is a gestural response to the sloped site.



PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

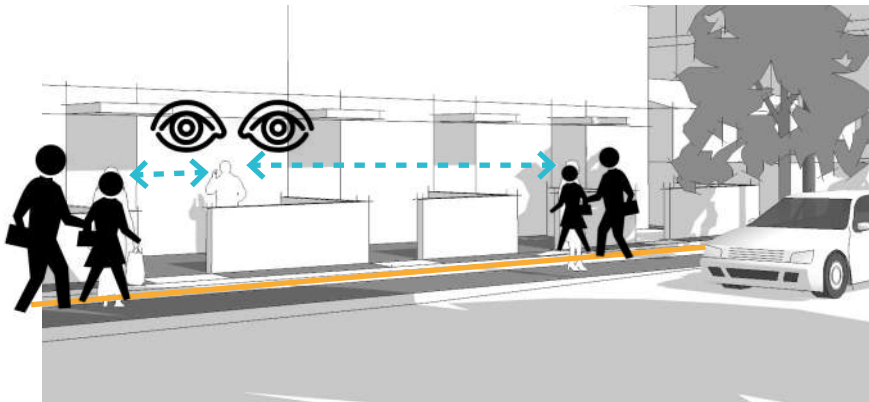
1. Accessible Open Space

- b. Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets.

Response:

This site, by the nature of its location, is highly connected to public transport, pedestrian networks and bicycle networks. In order to provide accessible open space, a generous courtyard shall be provided that has not only wide steps but also an ADA path of entry.

To enhance the pedestrian network, an optional setback, to create a tree planting strip along 23rd Ave, will create a buffer between the public sidewalk and street and create a continuous sidewalk between ongoing developments on the block.



PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

1. Frontages

- h. Provide exterior access to ground floor residential units. This interior/ exterior connection should occur frequently with entrances placed at a regular interval.

Response:

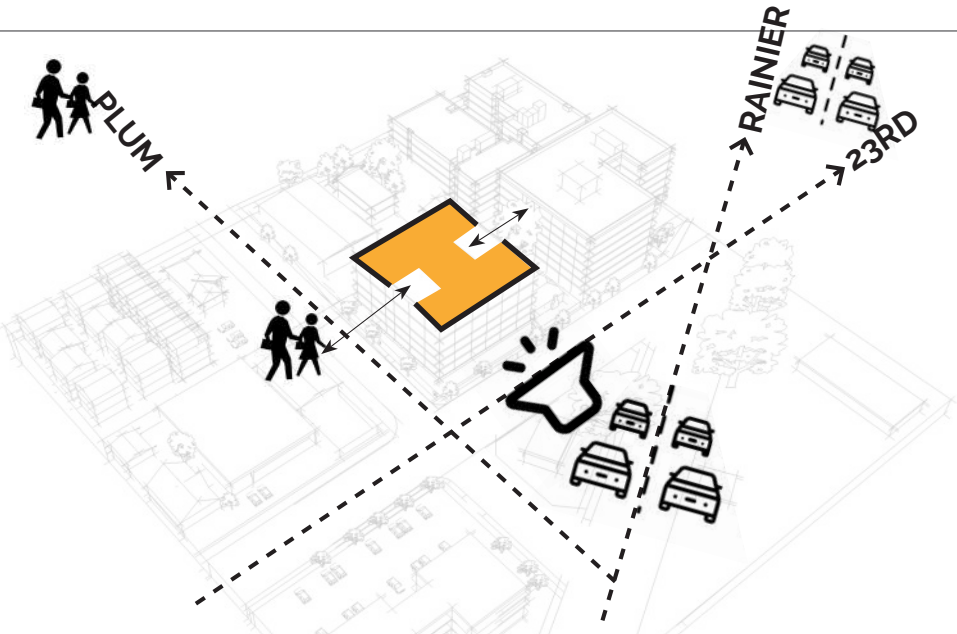
To provide privacy for residential uses at the street level, the project has proposed an additional setback along 23rd Ave for landscaping and to activate the street through private amenity spaces at the sidewalk.

2. Streetscape Treatment

- i. Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk.
- j. To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall 'privacy walls' or fences are not acceptable.

Response:

These street level residential uses shall feature private patios for residents to use while also serving as a buffer to allow interaction with passersby. The walls separating these patios from the sidewalk will not be "privacy walls" and will aim to provide a level of visual interaction while still allowing for a degree of security and intimacy.



DC2: ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

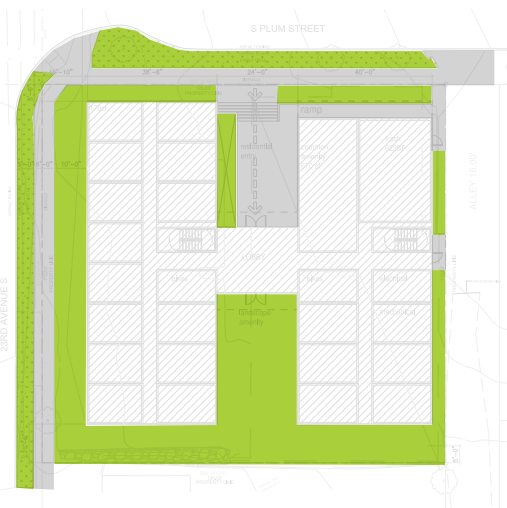
1. Building Layout and Massing

- a. Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.

Response:

The project will have a clear concept that through simple gestures shall illustrate key design ideas such as: entry & access, internal circulation and wayfinding as well as overall massing configuration.

The building will step down the hill (to reduce overall mass) & feature an open courtyard that will serve as the main entry and gateway into the project.



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

1. Common Open Spaces

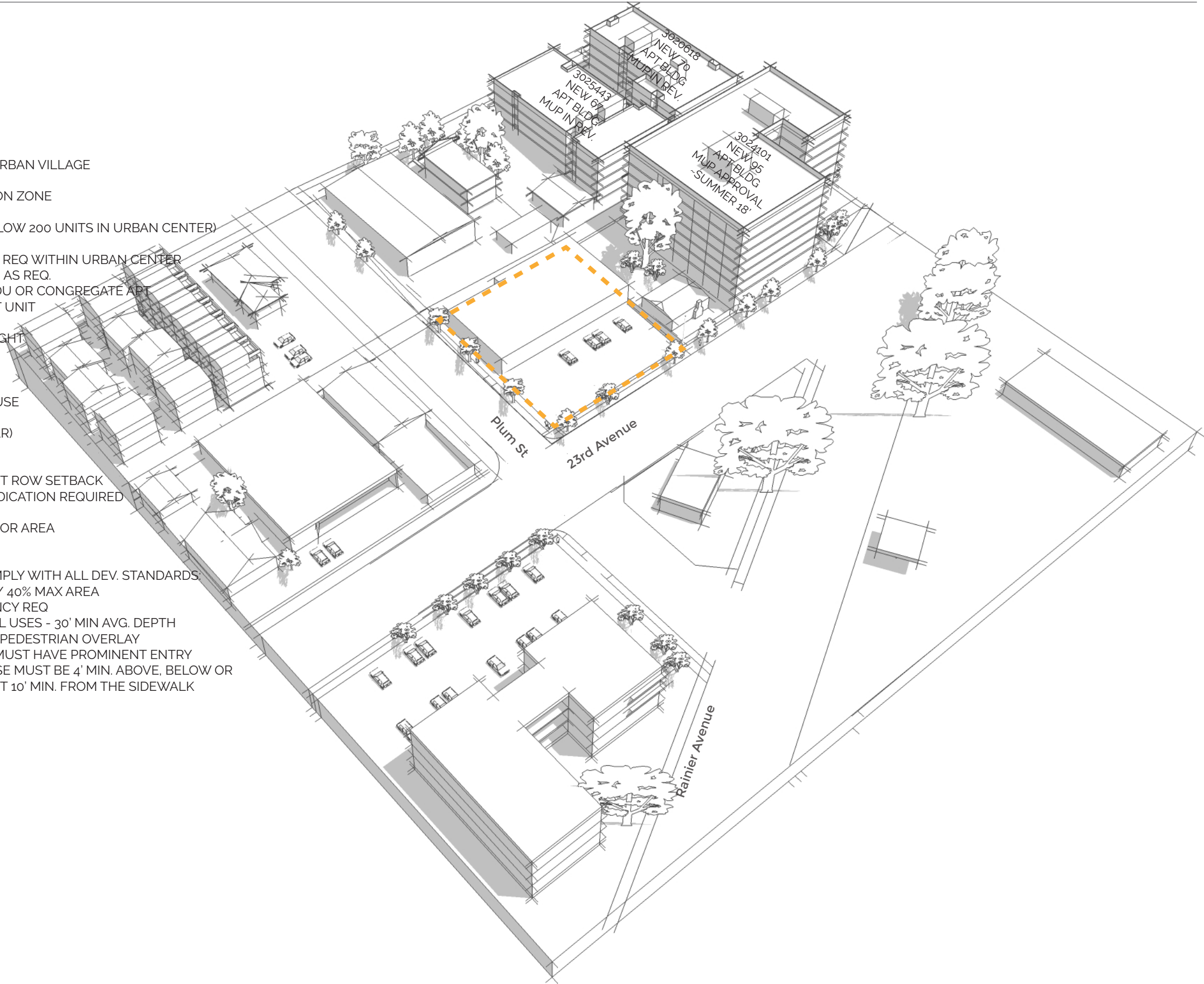
- b. Encourage courtyard housing and bungalow courts which use landscaping as the delineation between shared and private spaces, instead of fencing

Response:

The open space concept is to give a buffer around the street facing sides of the project to give privacy to the residential uses. Two courtyards facilitate different residential activities. One serves as an entry and another, South facing courtyard for common amenity use.

Zoning Summary

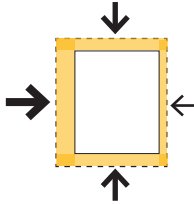
SITE LOCATION	2000 23RD AVE E
SITE ZONING	C1-65
OVERLAY	MT. BAKER HUB URBAN VILLAGE
ECA	YES - LIQUIFACTION ZONE
SEPA REVIEW	NO SEPA REQ (BELOW 200 UNITS IN URBAN CENTER)
PARKING REQUIRED	NO VEH. PARKING REQ WITHIN URBAN CENTER BICYCLE PARKING AS REQ. 0.75 STALLS / SEDU OR CONGREGATE APT 0.25 STALLS / APT UNIT
HEIGHT	65' BASE MAX HEIGHT
SITE AREA	13,500 SF
FLOOR AREA RATIO	4.25 FOR SINGLE USE
FLOOR AREA	57, 375 SF (MAX FAR)
SETBACKS	NONE REQ. INCREASED FRONT ROW SETBACK 2 FOOT ALLEY DEDICATION REQUIRED
AMENITY AREA	5% OF GROSS FLOOR AREA 2869 SF REQ
DEVELOPMENT STANDARDS	*PROJECT TO COMPLY WITH ALL DEV. STANDARDS:
008.A.2 - BLANK FACADES	20' MAX LENGTH / 40% MAX AREA
008.B.2- TRANSPARENCY	60% TRANSPARENCY REQ
008.B.3 - DEPTH	NON-RESIDENTIAL USES - 30' MIN AVG. DEPTH
008.C - PEDESTRIAN	SITE NOT WITHIN PEDESTRIAN OVERLAY
008.D.1 - RES. USE	ONE ELEVATION MUST HAVE PROMINENT ENTRY
008.D.2 - RES. HEIGHT	FLOOR OF RES. USE MUST BE 4' MIN. ABOVE, BELOW OR SETBACK AT LEAST 10' MIN. FROM THE SIDEWALK





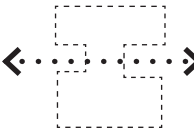
Design Priorities

1 - SETBACK BUILDING



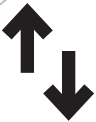
Although the building is located in a commercially zoned area it is important that the building feature setbacks along streets and alleys, to provide room for landscaping and trees. The building should also provide a side setback to allow for some separation with the neighboring structure.

2 - INCREASE TRANSPARENCY



Due to the increased pedestrian activity of this area and the high volume of foot traffic that this building will generate it is important that transparency is maintained at the ground level. Views through the site are key to not only aid in wayfinding and visual security but will also help break down the massing of the building.

3 - SHIFT THE VOLUMES



In order to break down the perceived mass of the building it is important that the overall volume is eroded into elements that relate to the corresponding masses found in the immediate vicinity of the site. This shifting can be done in both plan and section to create a variable and playful structure.

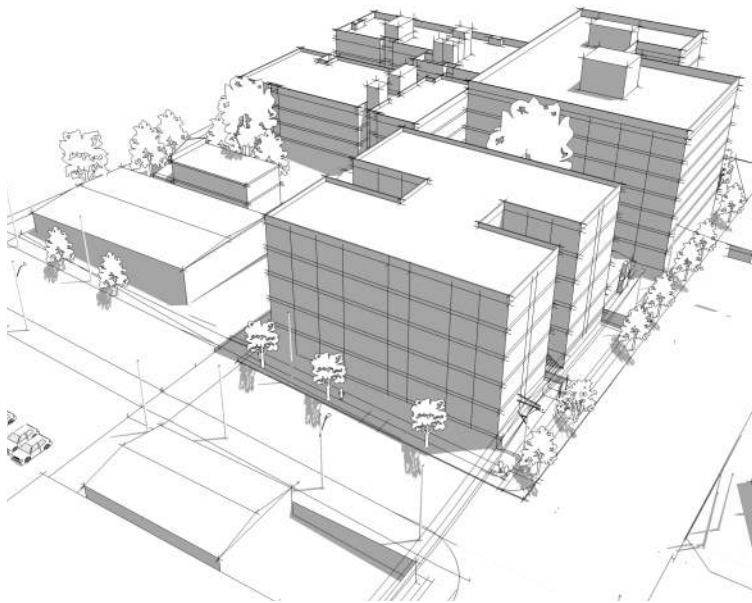
4 - ENGAGE WITH THE SIDEWALK



The front setback should not only feature trees and landscaping to help buffer the noise and activity of 23rd avenue but also at-grade patios where residents can have access to private outdoor space where they can socialize and help bolster a stronger sense of community in the neighborhood.



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1. West Court

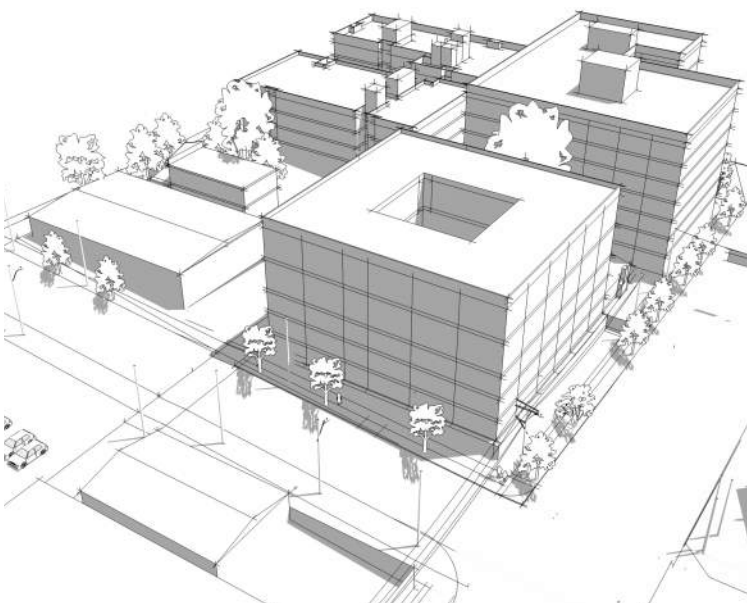
139 UNITS
Proposed FAR: 43,190 SF
Max FAR: 4.25 = 57,375 sf
Bike: 105

Positive

- Building Opens up to West - towards 23rd & East towards alley
- Tall Ceilings

Negative

- Main entry is on bust, noisy street with difficult grade change that requires stairs and long ramp
- Long broad facades on Plum Street and along building's side yard
- Concerns over security of courtyard that faces an alley
- No streetscape activation along Plum Street and minimal interaction along 23rd.
- **Departures**
- Residential setback at S Plum Street



2. Donut

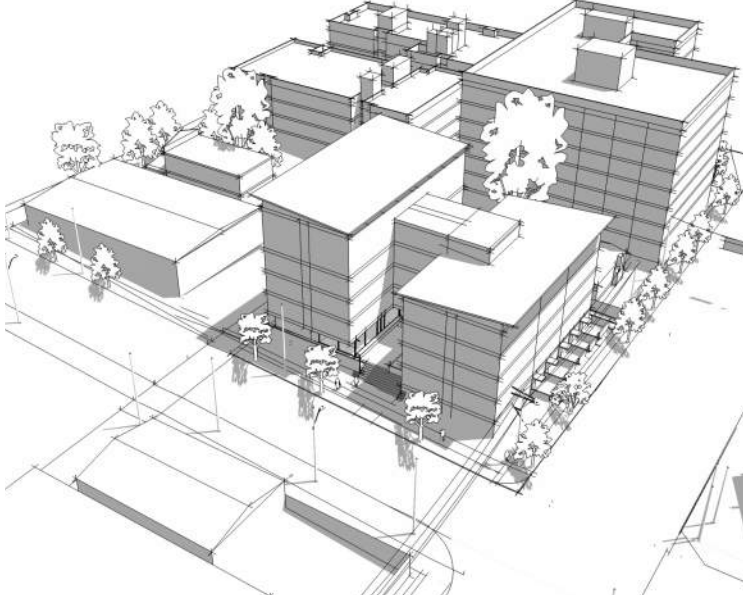
139 UNITS
Proposed FAR: 42,285 SF
Max FAR: 4.25 = 57,375 sf
Bike: 105

Positive

- Secure / Quiet Interior Courtyard
- Building entry off Plum Street in a much more quiet and pedestrian friendly location
- Ample greenspace for landscaping along the perimeter

Negative

- No streetscape activation along 23rd Ave
- Minimal activation along Plum St
- Main entry is at grade but not celebrated and generous enough
- Long, broad facades along all four elevations that will require a great deal of added articulation
- **Departures**
- Residential setback at S Plum Street



3. North Court *(preferred scheme)*

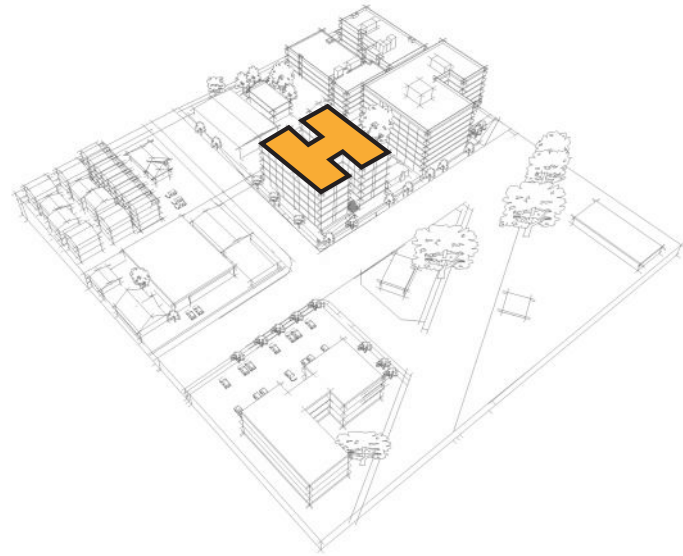
139 UNITS
Proposed FAR: 38,910 SF
Max FAR: 4.25 = 57,375 sf
Bike: 105

Positive

- Quiet, secure main entry that is accessed off more residential Plum Street.
- Procession of stairs / ramp is integrated into geometry of the building
- Massing steps down the hill to reduce overall bulk and scale along 23rd Ave
- Residential Units along 23rd with private patios to allow for streetscape activation
- Courtyard along south side yard to reduce views into neighboring building to south

Negative

- Long facade along 23rd and alley that contrast with short north / south facades
- **Departures**
- none



1. West Court

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Bike: 105

Positive

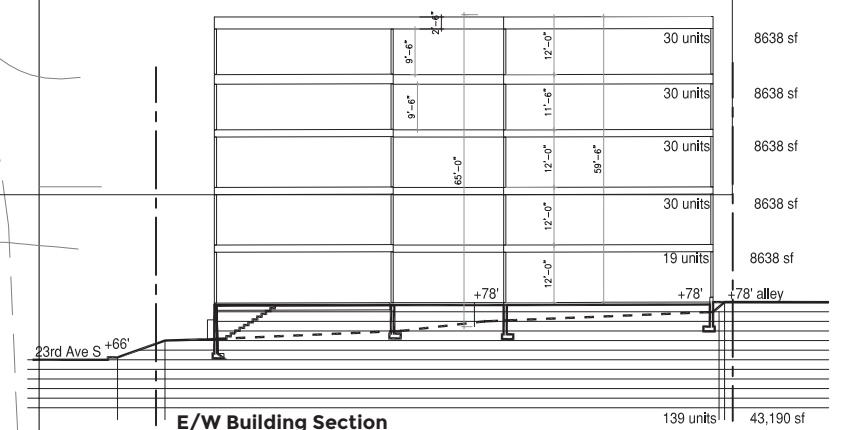
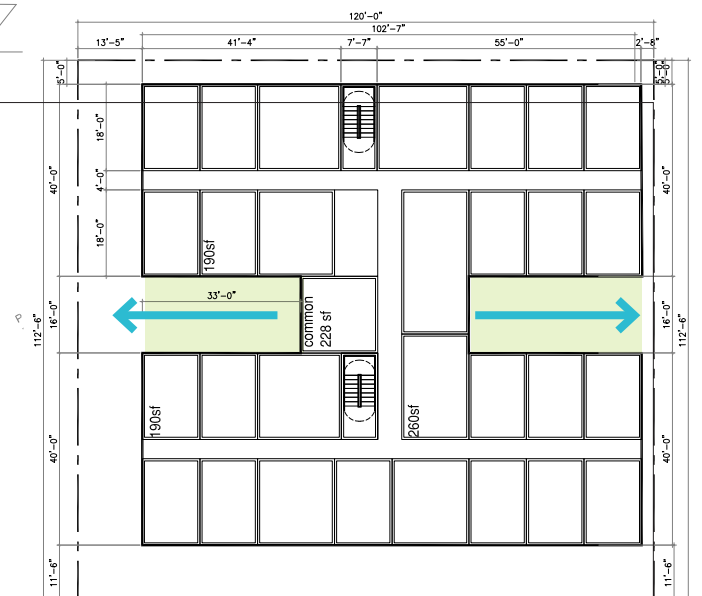
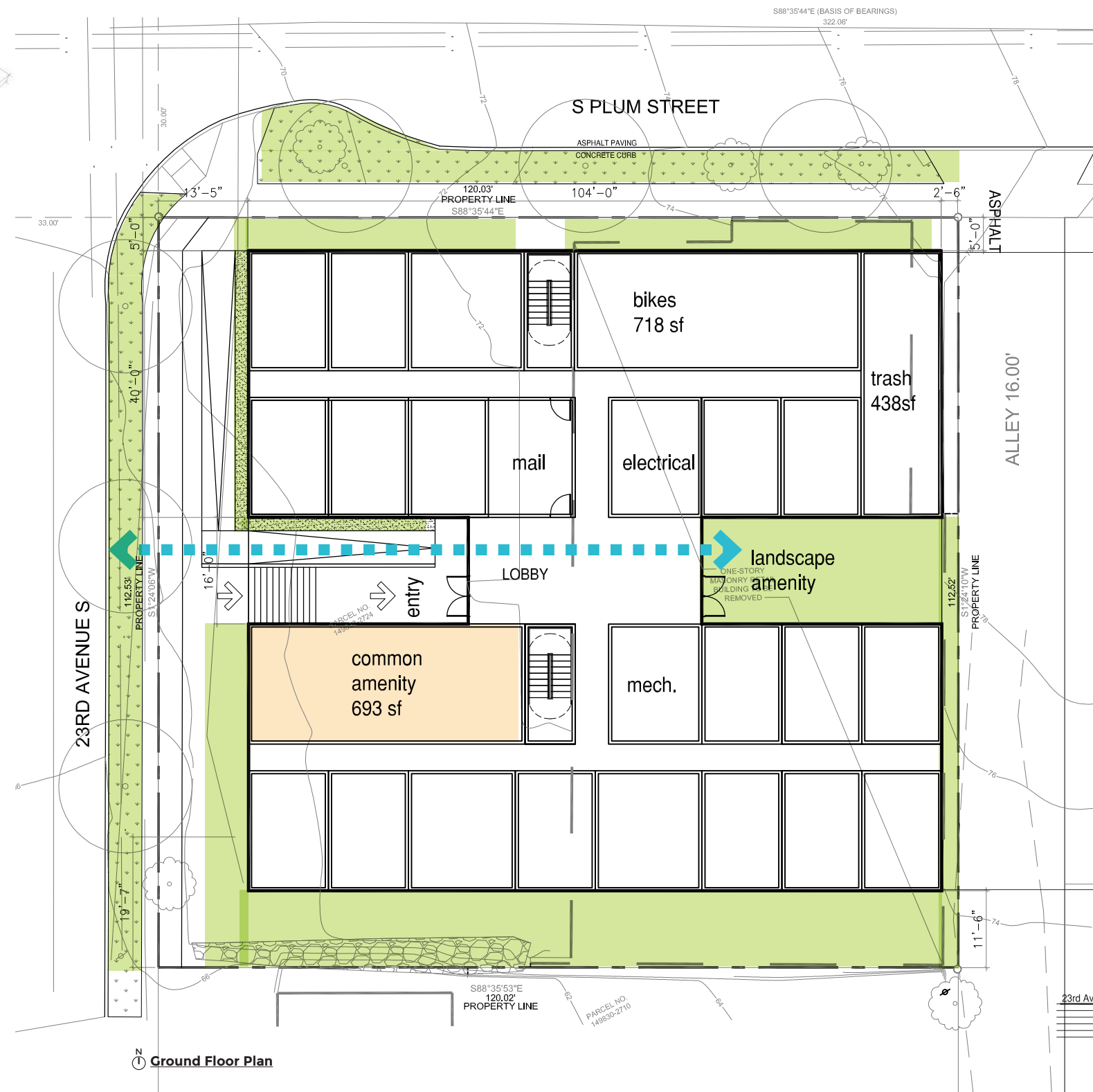
- Building Opens up to West - towards 23rd & East towards alley
- Tall Ceilings

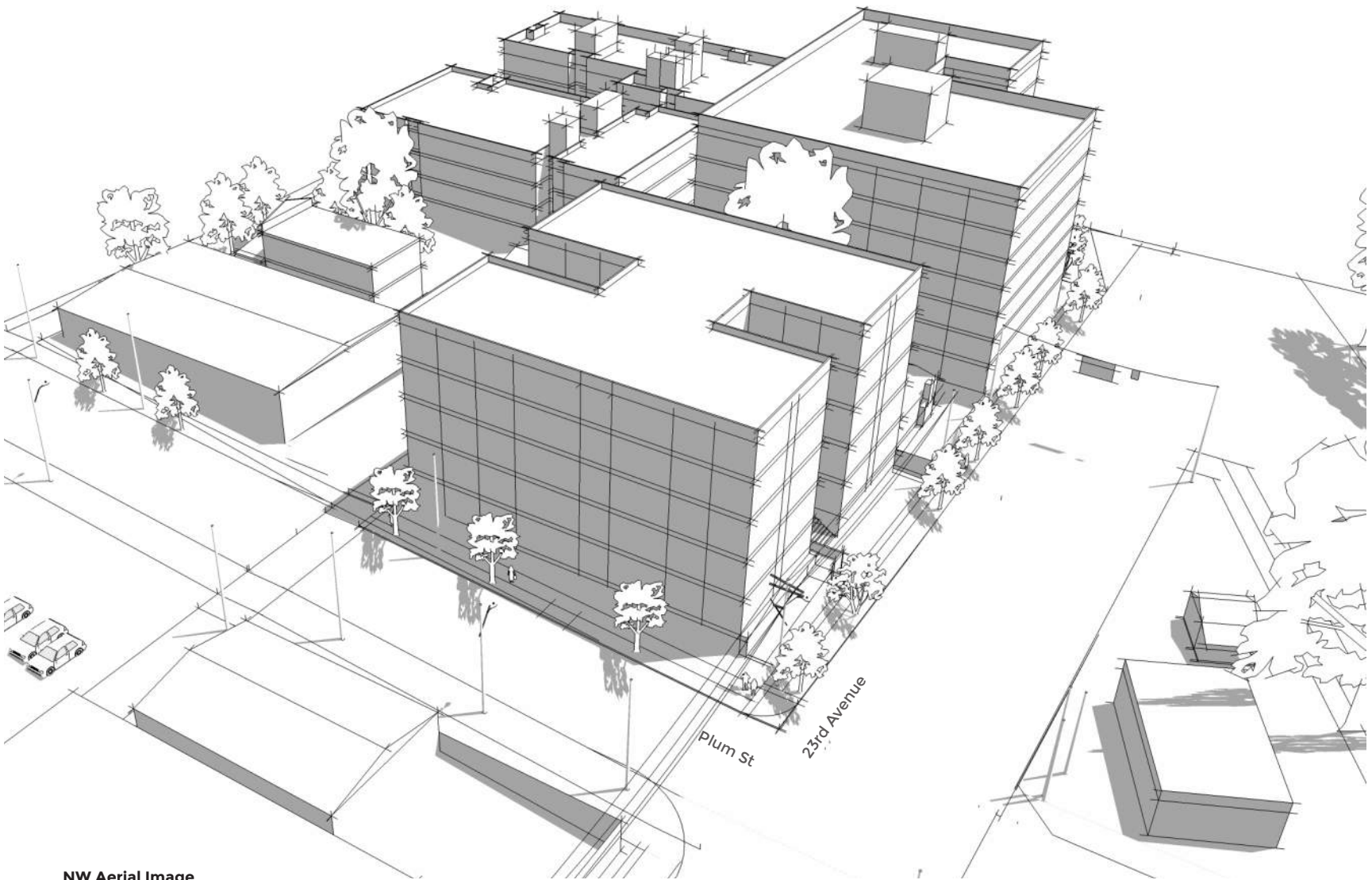
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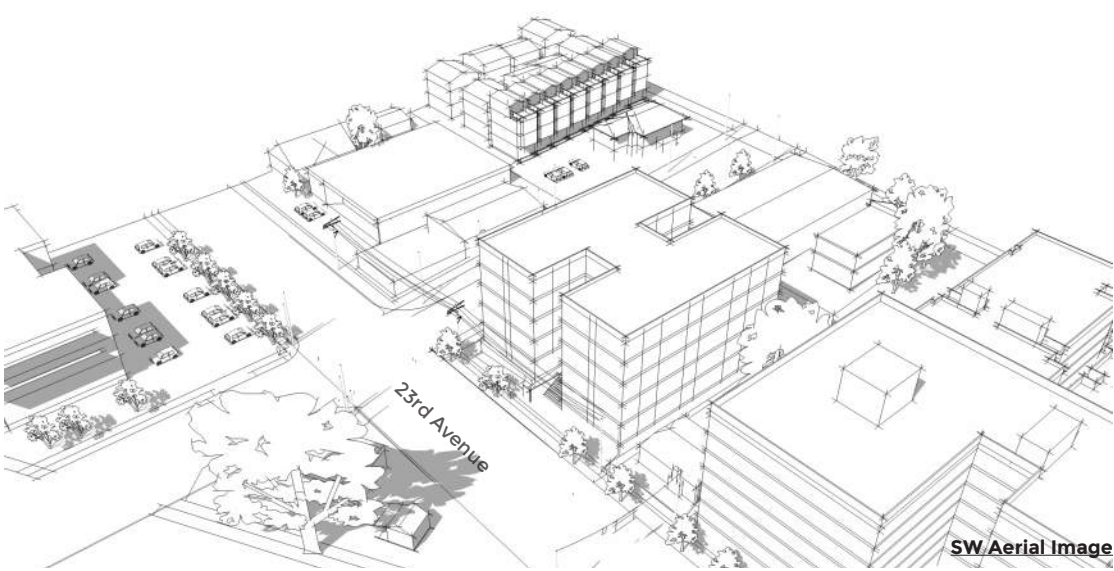
Departures

- Residential setback at S Plum Street





NW Aerial Image



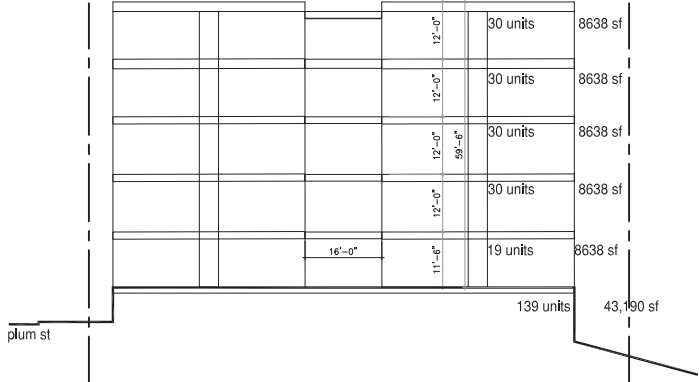
SW Aerial Image



View from 23rd Ave

Courtyard Entry

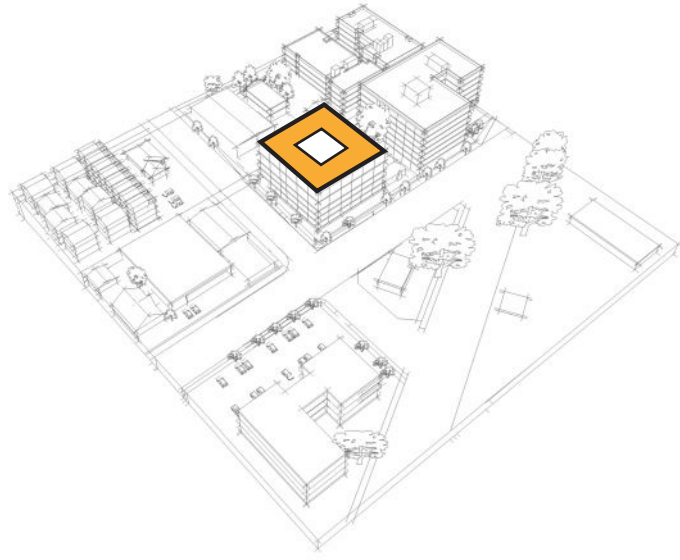
Courtyard entry for residents and their guests, is slightly raised above street for privacy. A wide and transparent entry will allow for views through the site that guide people up and into the building in an inviting and secure manner.



N/S Building Section



View from Plum Street



2. Donut

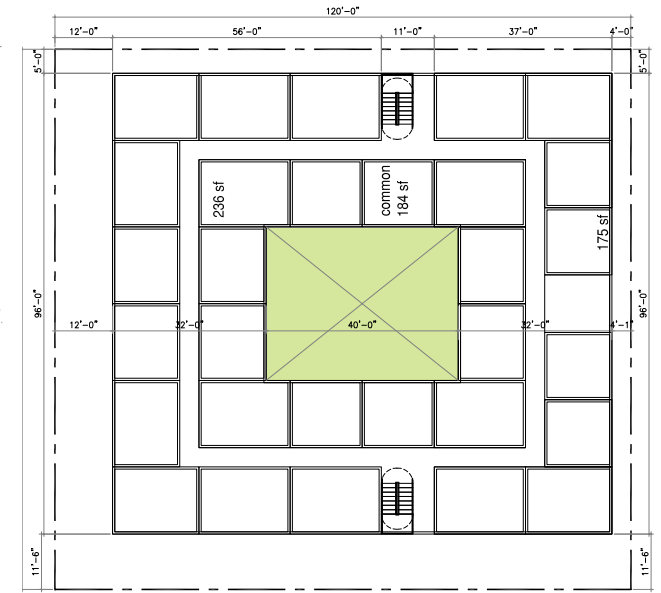
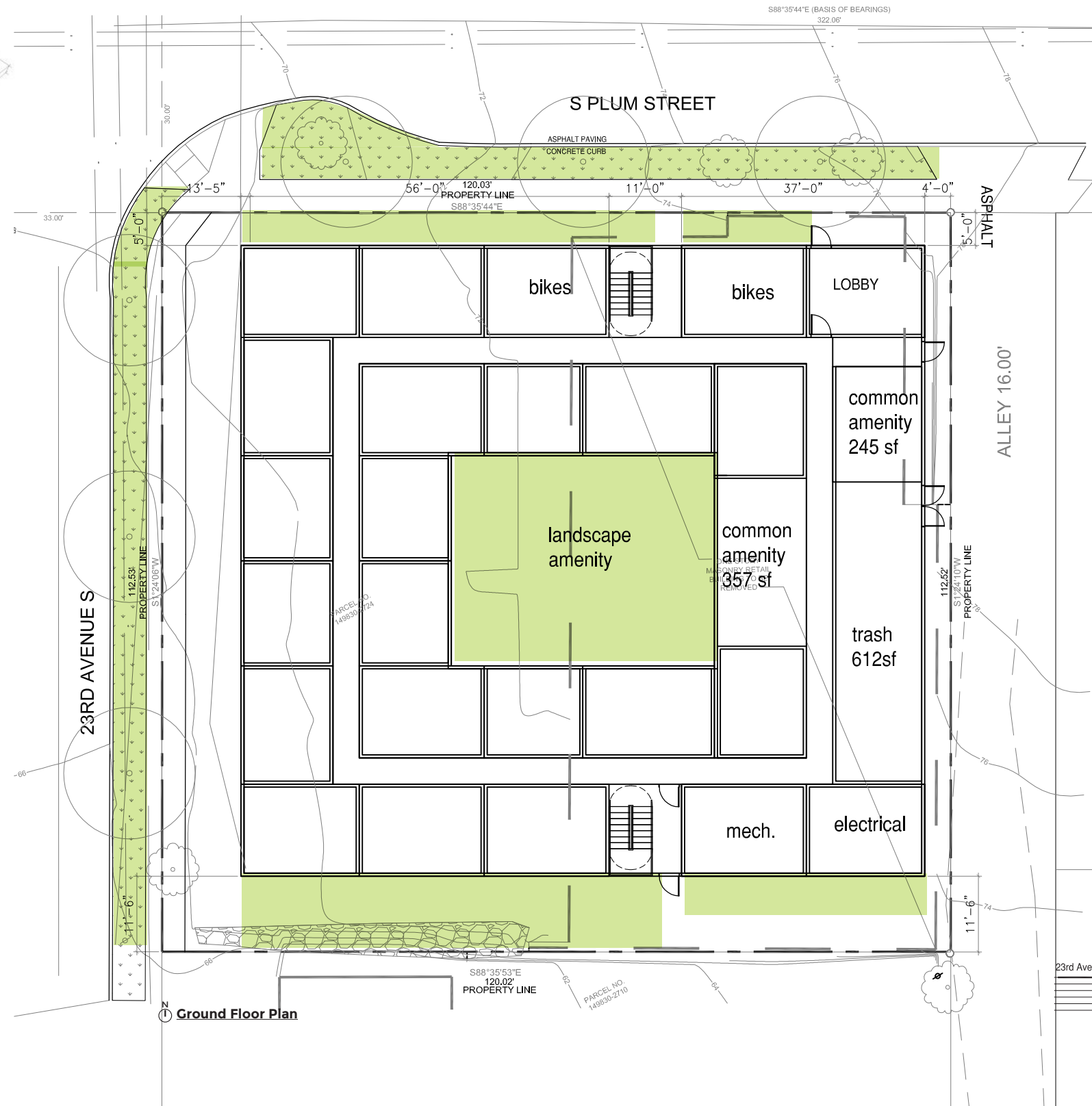
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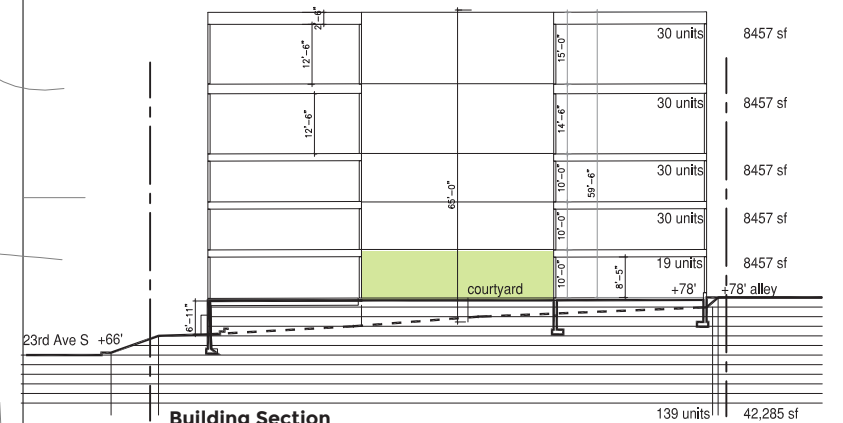
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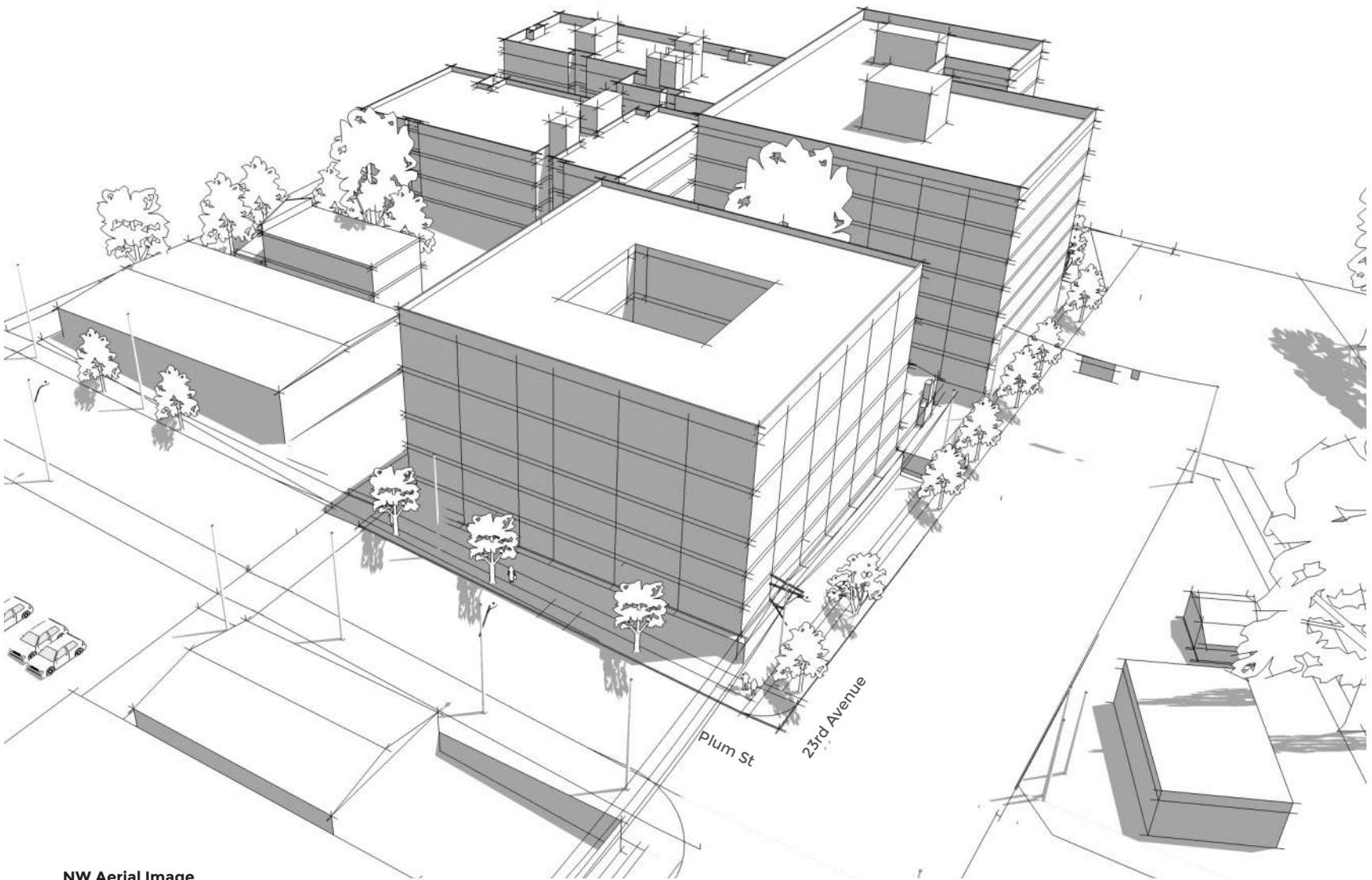
- No streetscape activation along 23rd Ave
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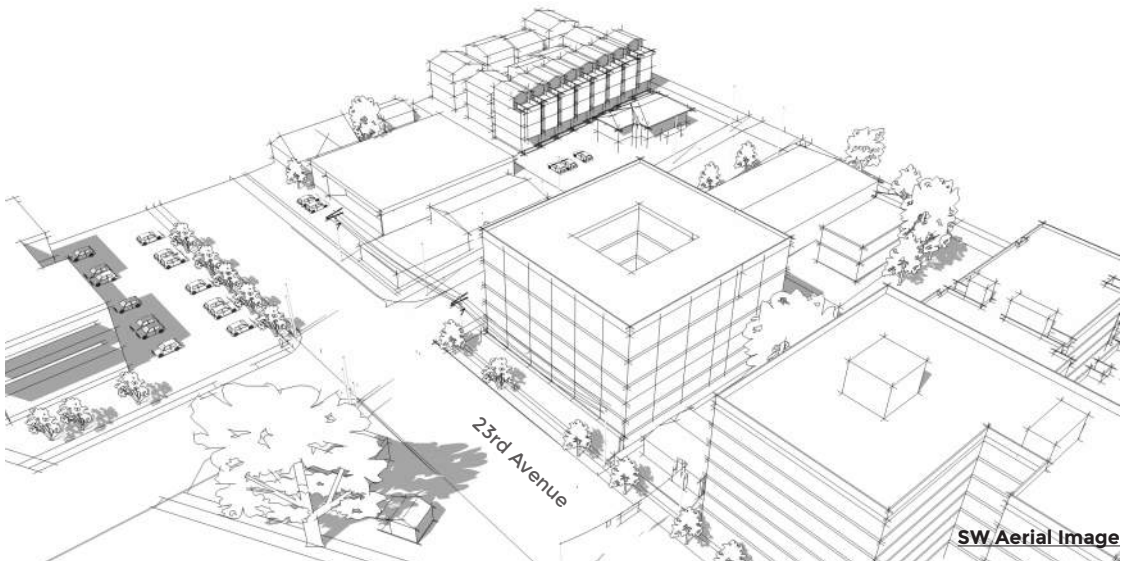
Typical Upper Level Floor Plan



Building Section



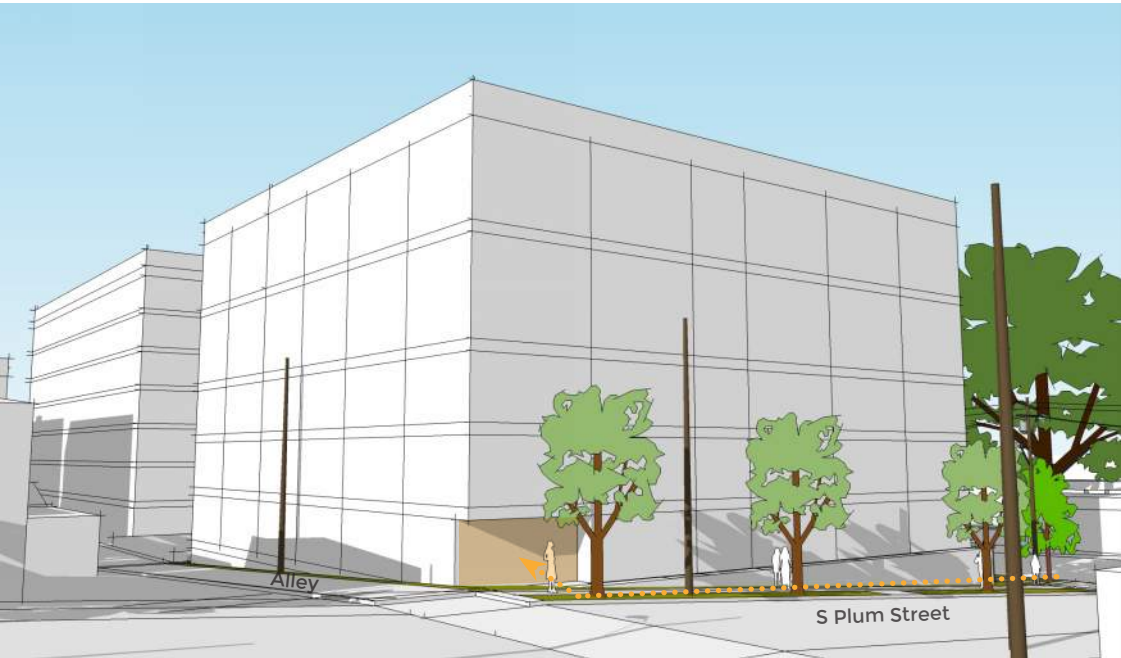
NW Aerial Image



SW Aerial Image



View from 23rd Ave



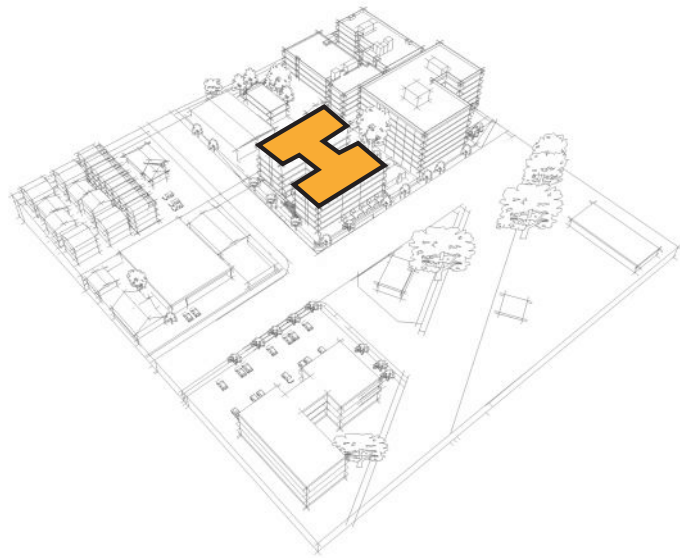
View from Plum Street

			15'-6"	30 units	8457 sf
			14'-0"	30 units	8457 sf
			10'-0"	30 units	8457 sf
			10'-0"	30 units	8457 sf
		32'-0"	10'-0"	19 units	8457 sf
plum st				139 units	42,285 sf

Building Section

Corner Entry

Entry is pulled away from 23rd Ave S to give more privacy to the residential entry.



3. North Court (preferred scheme)

139 UNITS
Proposed FAR: 38,910 SF
Max FAR: 4.25 = 57,375 sf
Bike: 105

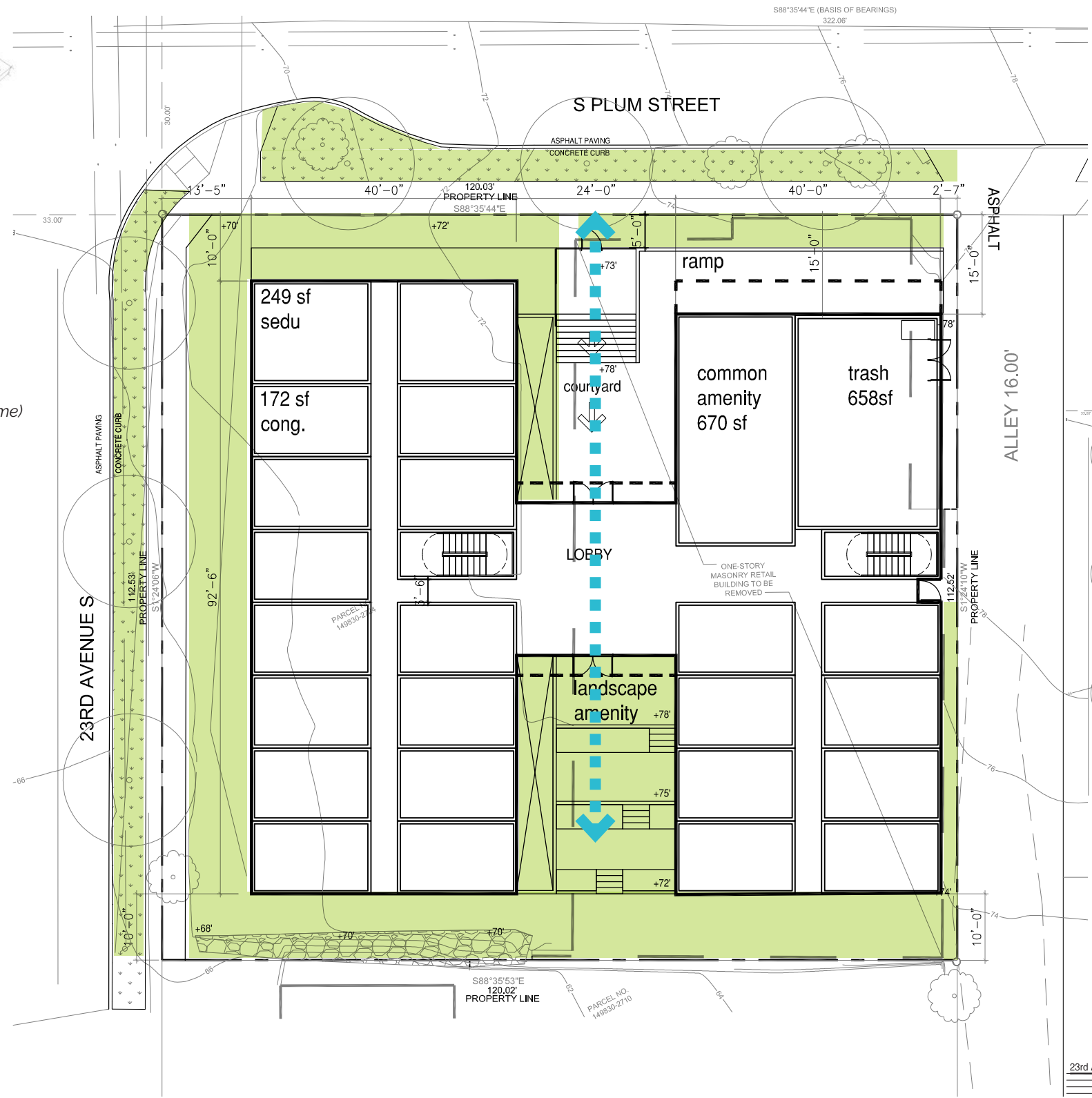
Positive

- Quiet, secure main entry that is accessed off more residential Plum Street.
- Procession of stairs / ramp is integrated into geometry of the building
- Massing steps down the hill to reduce overall bulk and scale along 23rd Ave
- Residential Units along 23rd with private patios to allow for streetscape activation
- Courtyard along south side yard to reduce views into neighboring building to south

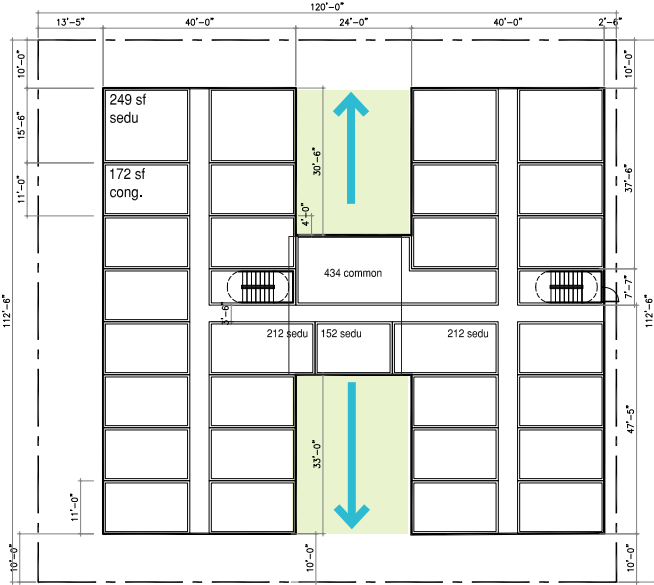
Negative

- Long facade along 23rd and alley that contrast with short north / south facades

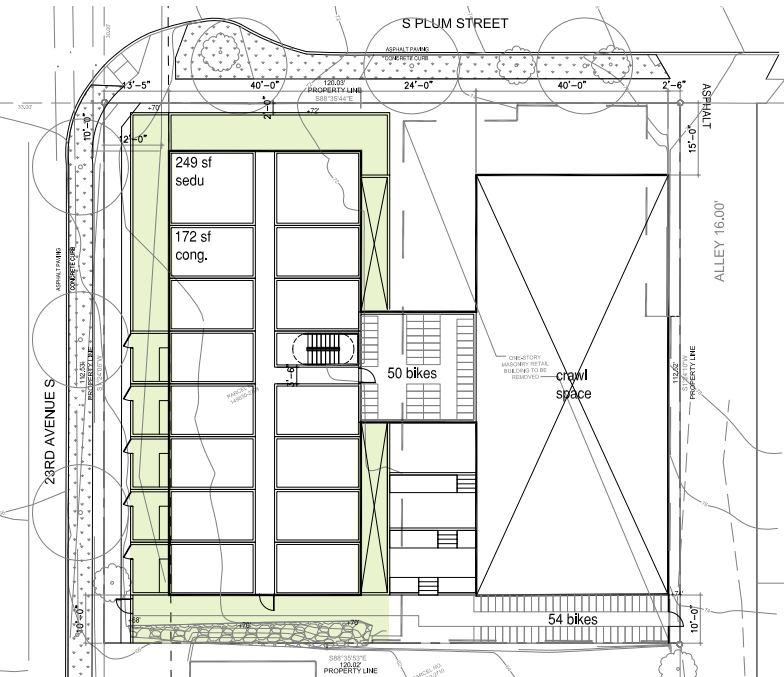
- **Departures**
- no departures



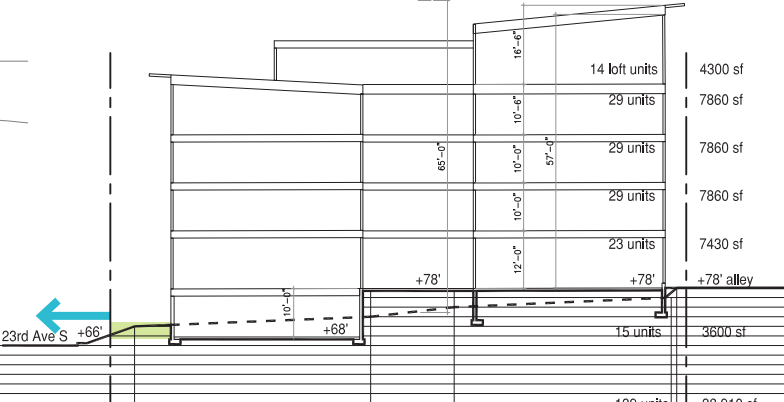
Ground Floor Plan



Typical Upper Level Floor Plan



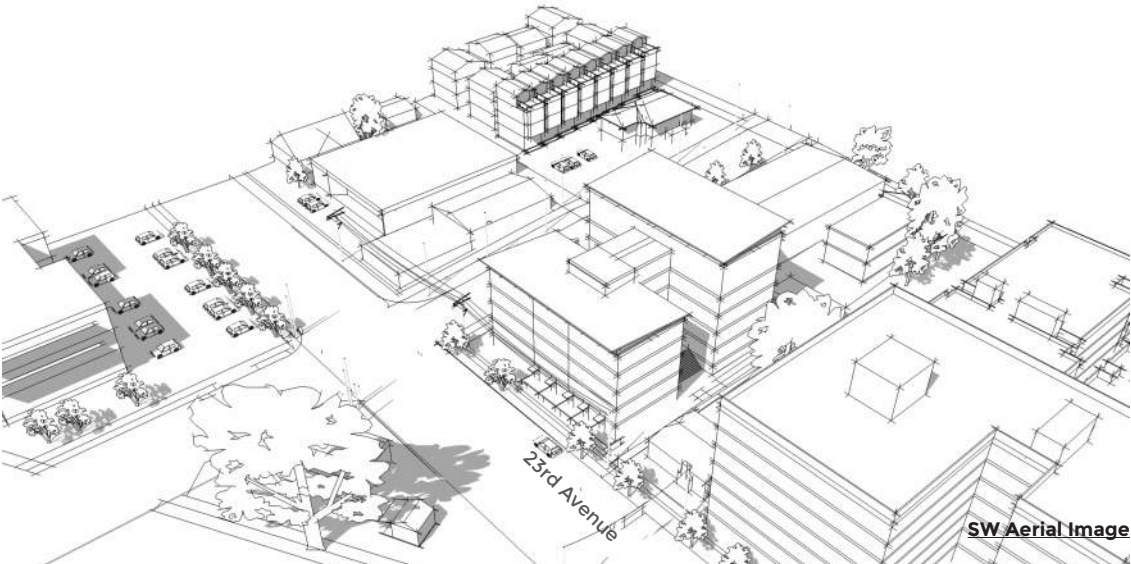
Basement Floor Plan



Building Section



NW Aerial Image



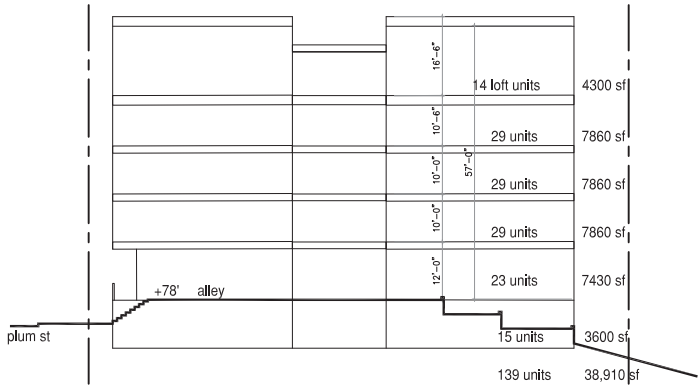
SW Aerial Image



View from 23rd Ave



View from Plum Street



Building Section

Courtyard Entry

Courtyard entry for residents and their guests, is slightly raised above street for privacy. A wide and transparent entry will allow for views through the site that guide people up and into the building in an inviting and secure manner.



View of Preferred Scheme from NW Corner of Plum and 23rd



View of main entry from Plum Street



East Perspective - Looking west down Plum St

MATERIALITY CONCEPT - Floating Bars Connected by a Glass Bridge

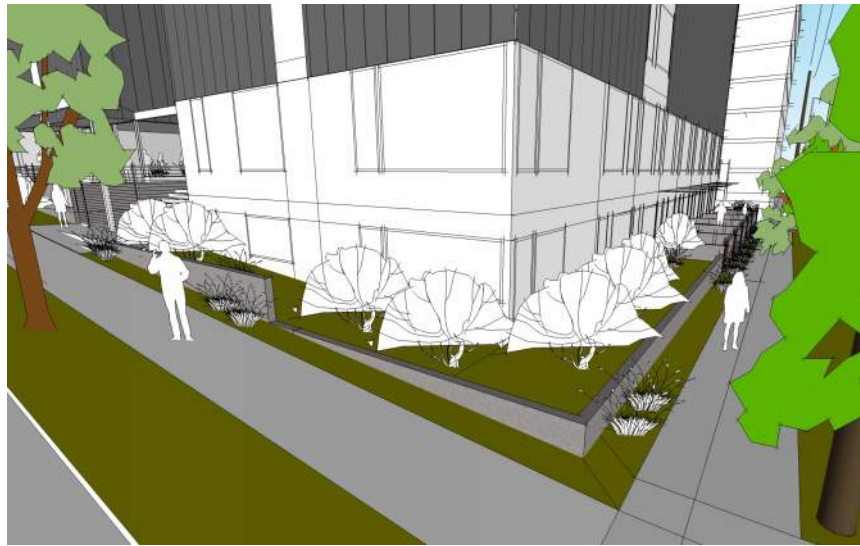
Similar to the precedent image below of the Betula Apartments, the Genoa Apartments will treat the East and West "bars" as separate from the middle "bridge" element while also being set off from the clean white base of the building. This division of materiality will help break down the perceived scale of the building while also providing visual interest. The dark volumes will be clad in a vertical material that will have extended vertical flashing to provide some interesting shadows. The white material will be a more subtle flat panel material that will recede and aim to not draw attention to itself.



Section Perspective through main entry courtyard



Precedent Images: Betula Apartments Courtyard



3. NW Corner Perspective with low - deep planter at corner



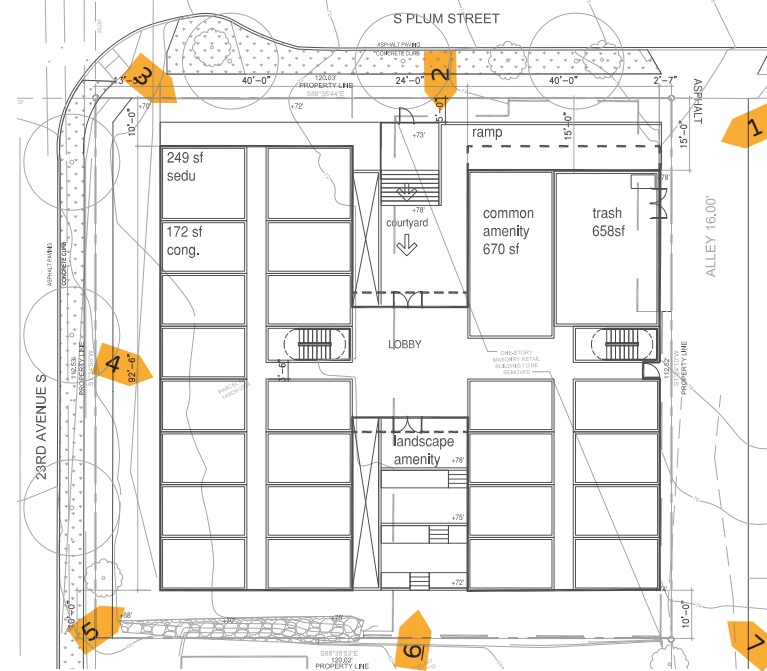
2. Main Courtyard Entry - 7'-0" tall metal security gate with open courtyard trellis above



1. NE entry gate with entry to at grade patio & solid door entry to enclosed trash room



4. Typical at grade patio with metal security gate



GATES / ENTRIES

In order to keep the building safe and secure for residents and guests alike, while also aiming to still seem inviting and welcoming to the neighborhood, the building will feature an encompassing series of metal gates that range from 3' to 6' tall at various entries around the sites.



5. Metal entry gate at SW corner



6. Southern Terraced Courtyard



7. 6'-0" tall metal gate at covered bike storage along southern property line



Image of signage - looking east across 23rd Ave E



Image of signage - looking south down 23rd Ave E



Aerial Image of Entry Gate / Steps and Courtyard



SIGNAGE

The building will feature large graphic signage on the north and west facades for wayfinding and marketing purposes facing the traffic along 23rd Ave S, Rainier Ave and the surrounding blocks.



Precedent Study: Clover Lofts - West Elevation



Proposed At Grade Patios along 23rd Ave E



Section Perspective through
Alley, Courtyard and At-Grade
Units along 23rd with proposed
sidewalk and planter strip
alterations

23rd Avenue - Streetscape Activation

Rather than a tall blank wall, this project is proposing at grade residential units along 23rd Ave S that will feature private patios that will be screened with planting as well as 4'-0" tall concrete walls to allow for a secure buffer to the sidewalk activity along 23rd while still allowing for interaction between residents and the community to increase streetscape compatability.

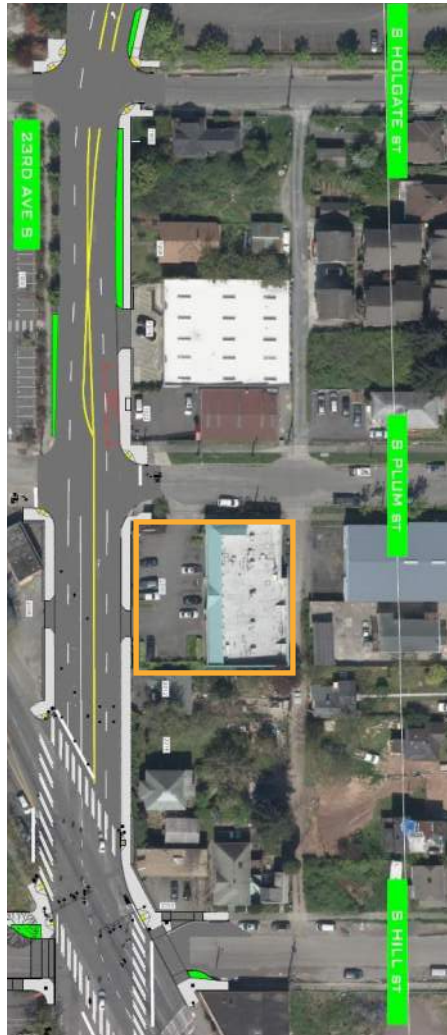


Precedent Study - Enlarged section of at grade patios
at Clover Lofts

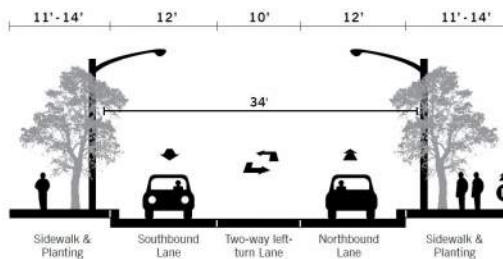
23RD AVENUE SIDEWALK IMPROVEMENTS

23rd Avenue Street Developments

The Seattle Department of Transportation is planning on making changes to the right of way along 23rd Ave S over the next year. These changes revolve around widening sidewalks and increasing planter strips along major streets



SDOT 23rd Ave Changes - Context Plan



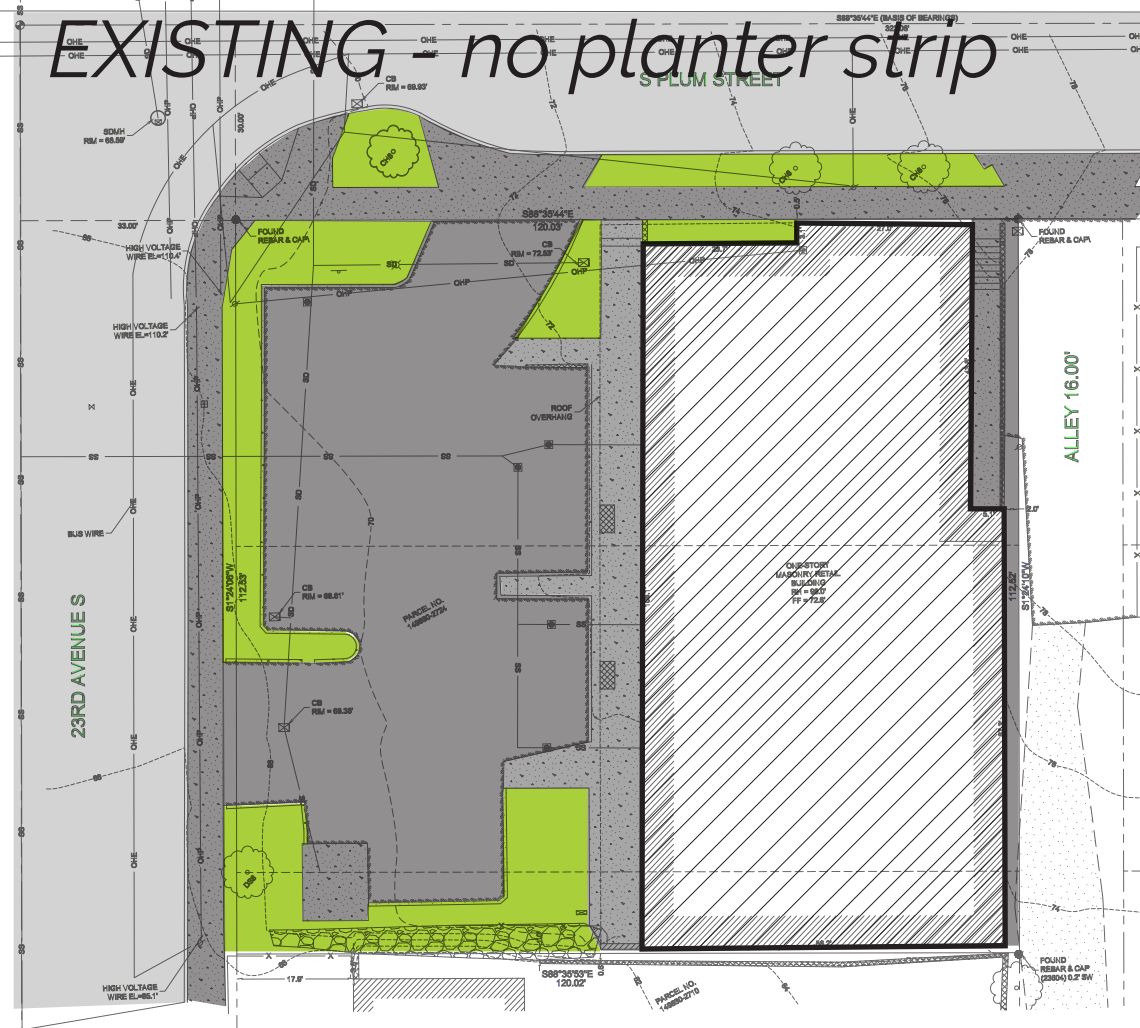
SDOT 23rd Ave Changes - Typical Street Section



Existing Photo looking north on 23rd



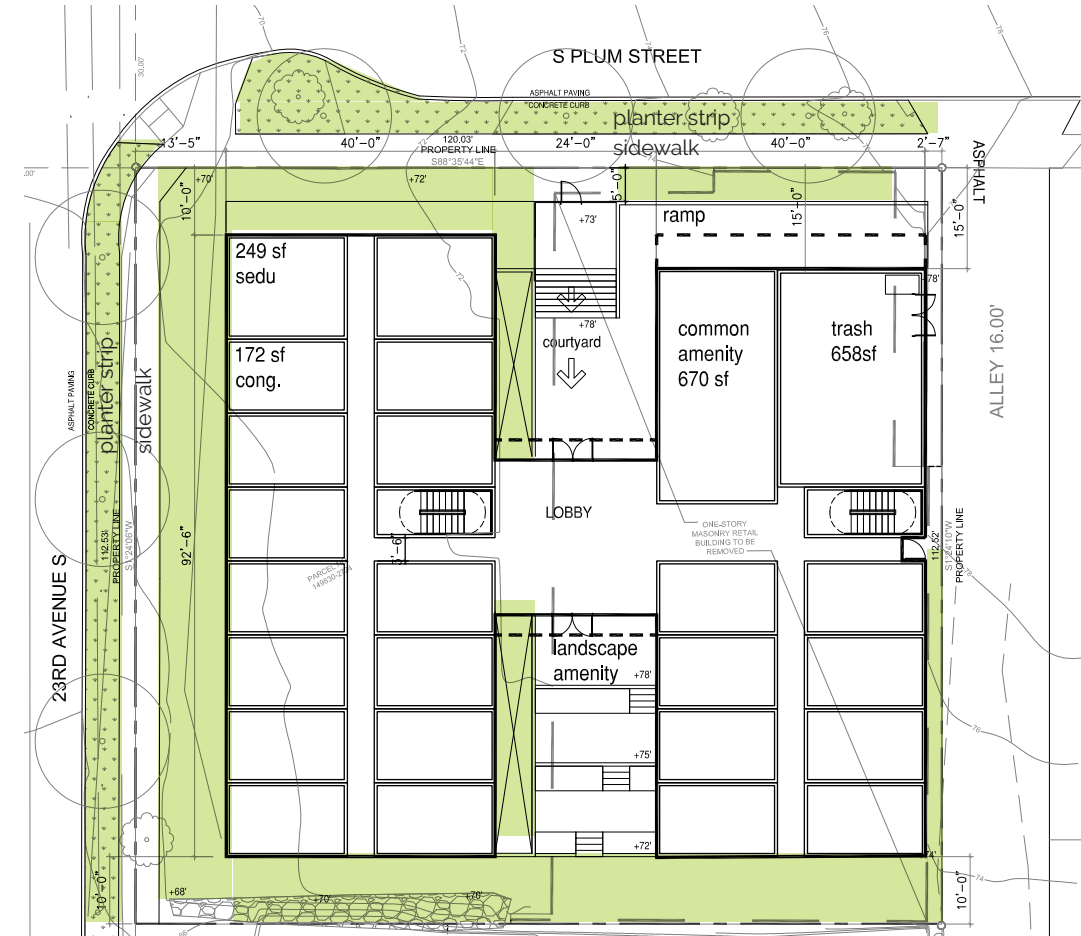
Existing Photo looking south on 23rd



Existing site plan



Proposed changes: widening sidewalk and adding planter strip with street trees along 23rd



Proposed site plan

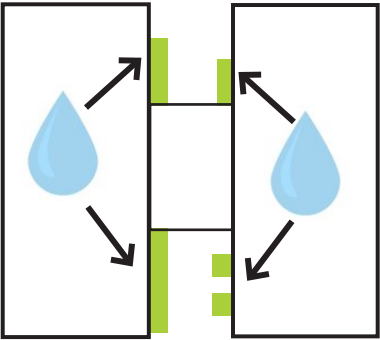


Proposed changes: widening sidewalk and adding planter strip with street trees along 23rd



RAINWATER FILTERING
Concept - Cupped Hands

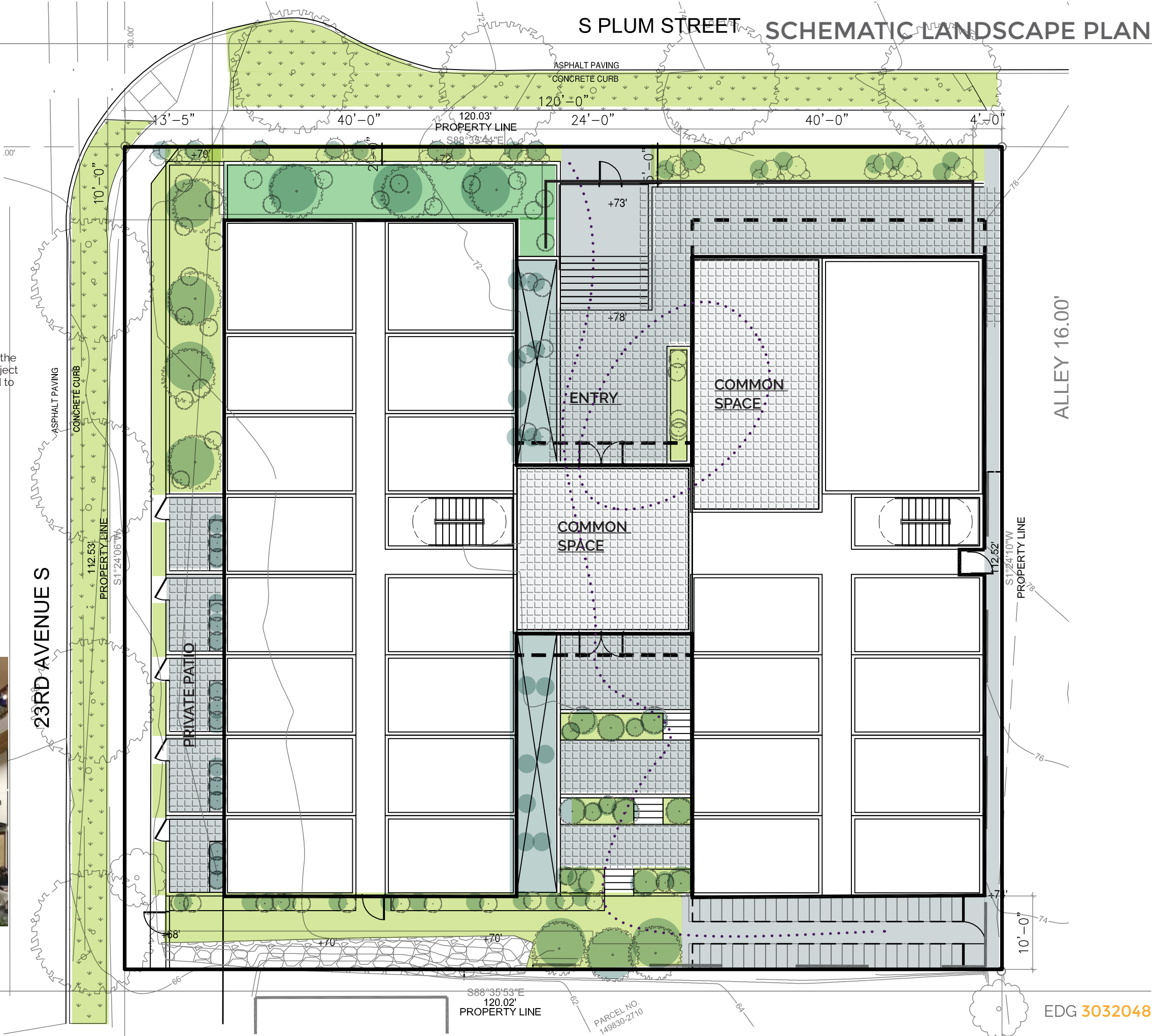
The project will channel the rainwater on the site into centralized bioretention planters that will filter and slow the speed of the runoff into the city's sewer system. The project aims to embrace this process within the site as opposed to hiding these systems.



Roof Plan Diagram - Roof sloping to green bioplanters at the courtyard level



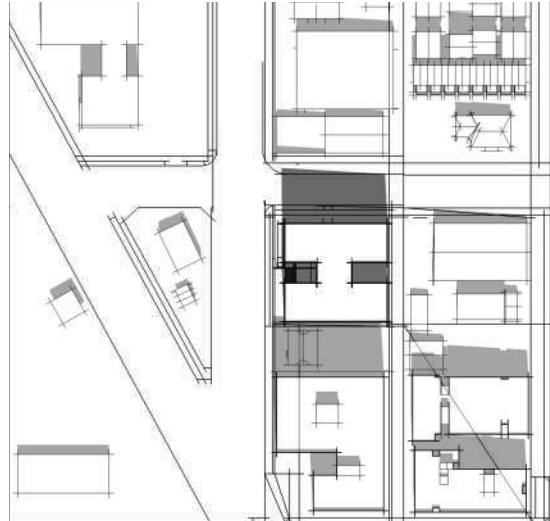
Precedent Image - Yesler Courtyard



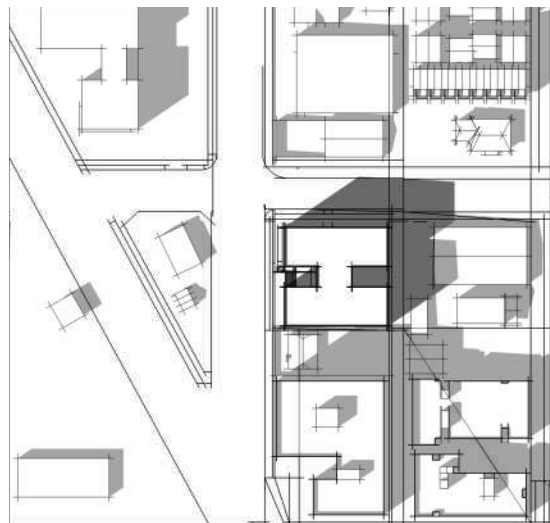
north court



solstice morning

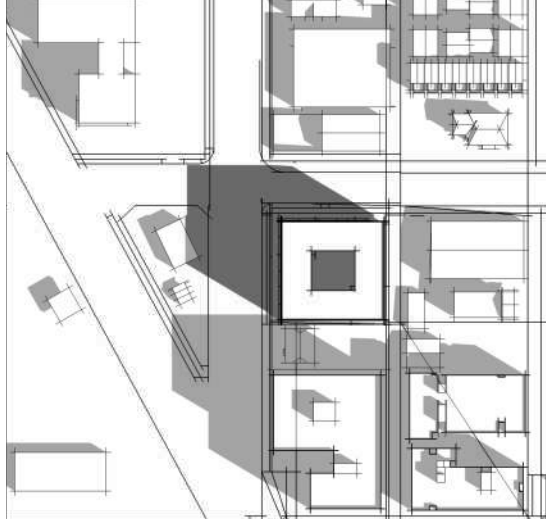


solstice noon

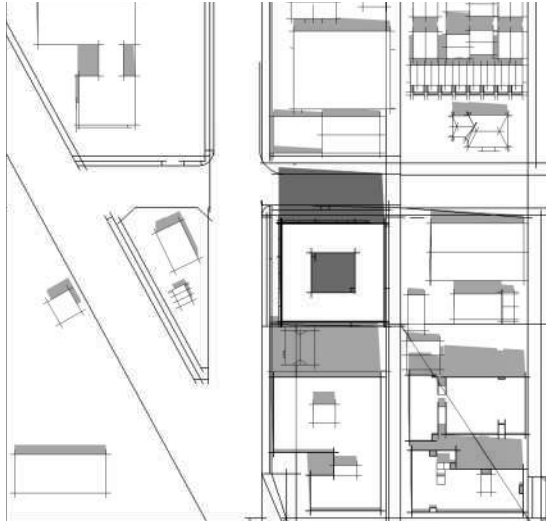


solstice afternoon

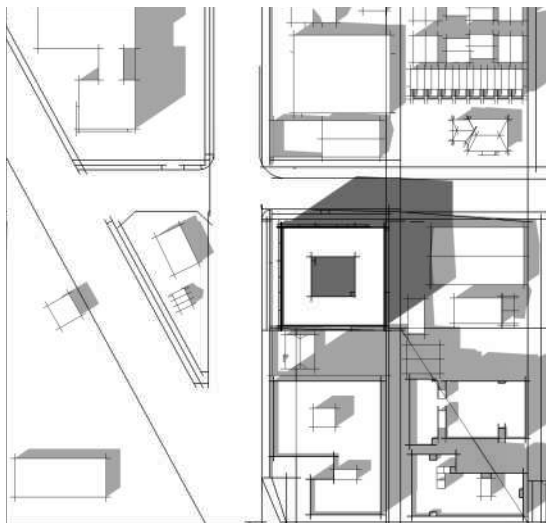
the Donut



solstice morning

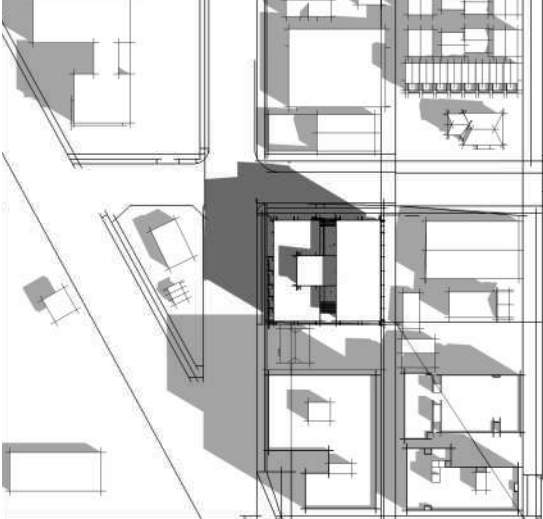


solstice noon

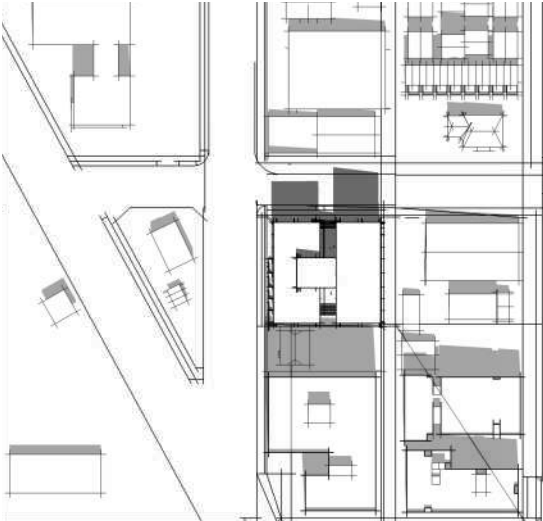


solstice afternoon

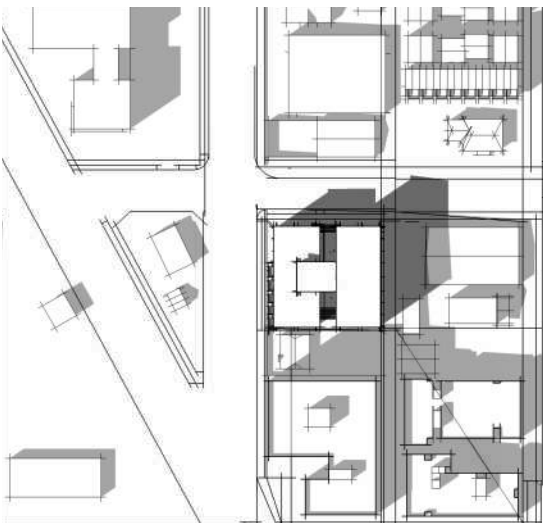
west court (preferred scheme)



solstice morning

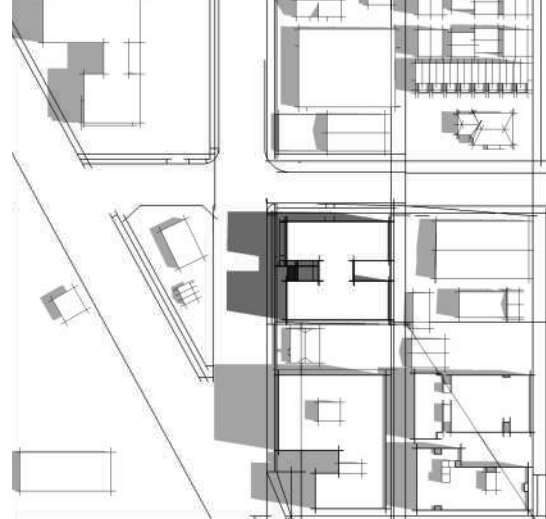


solstice noon

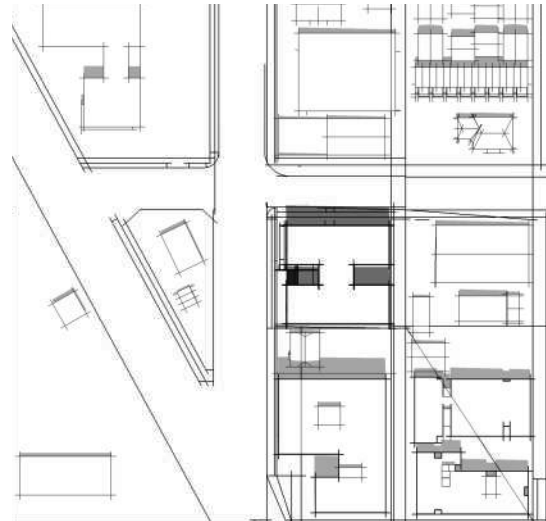


solstice afternoon

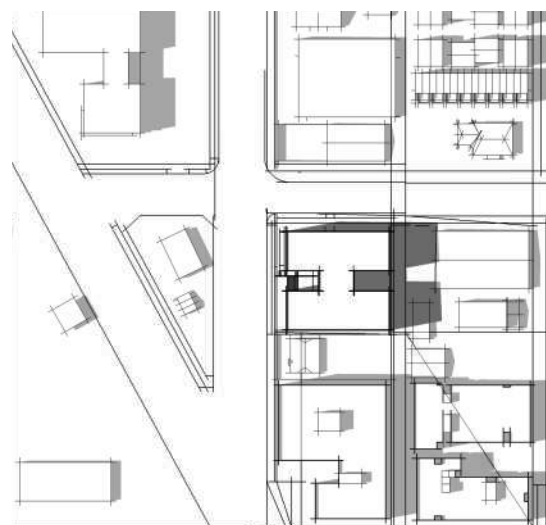
north court



summer morning

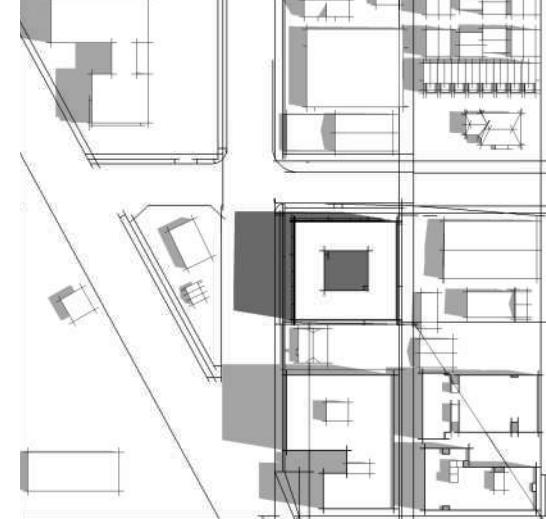


summer noon

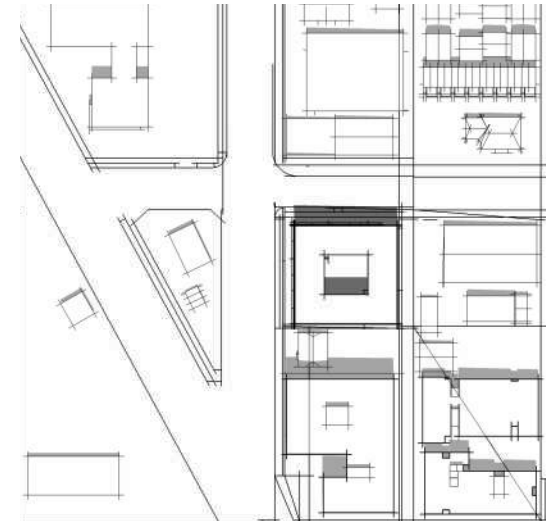


summer afternoon

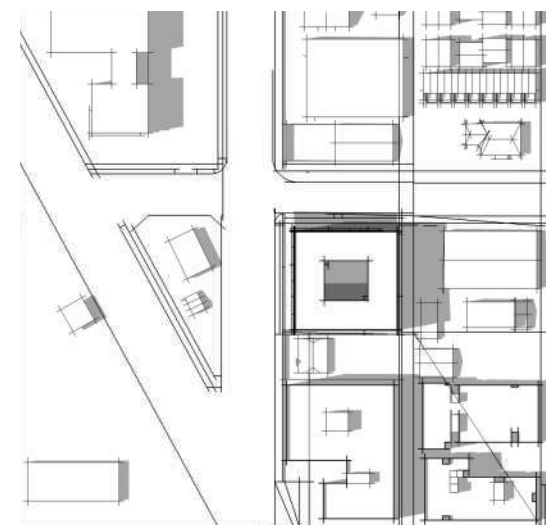
the Donut



summer morning

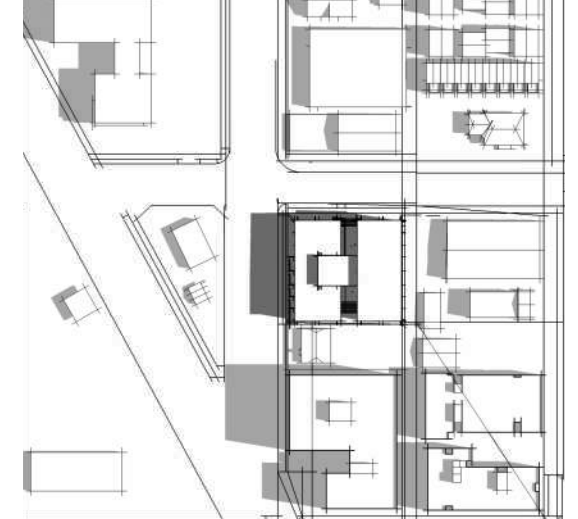


summer noon

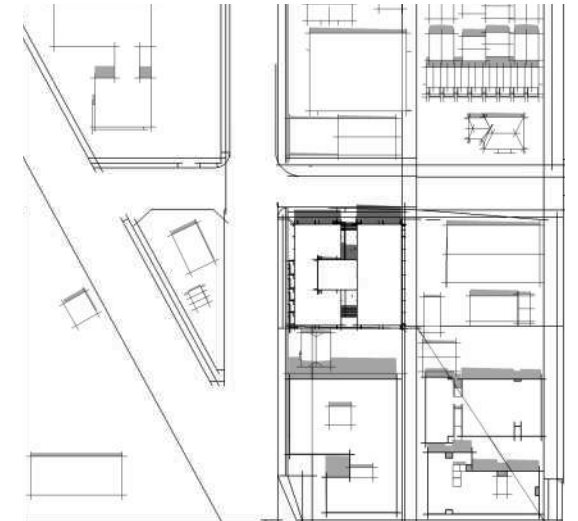


summer afternoon

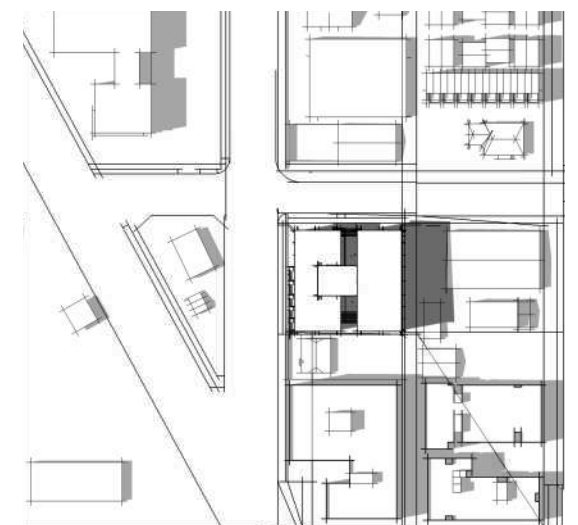
west court (preferred scheme)



summer morning

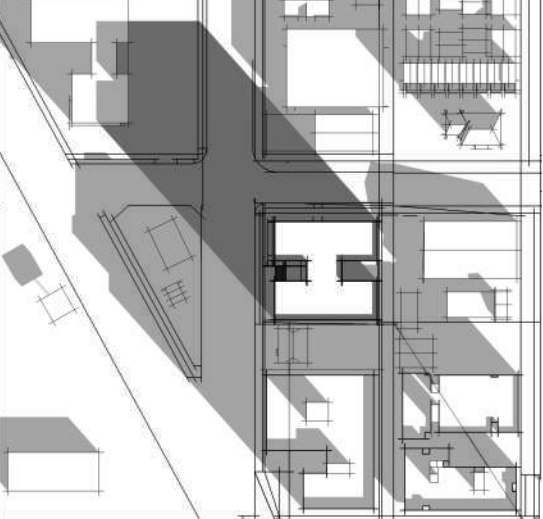


summer noon

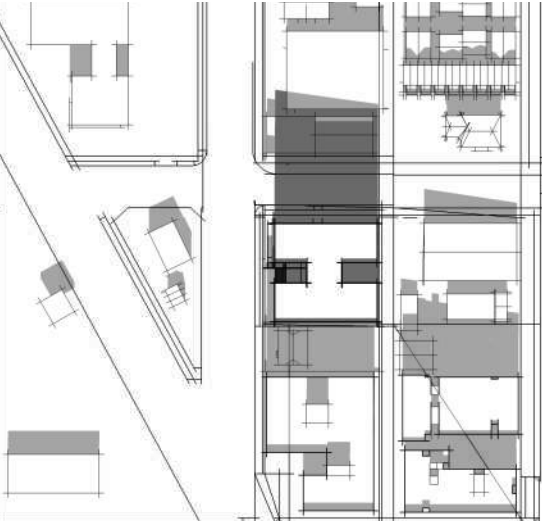


summer afternoon

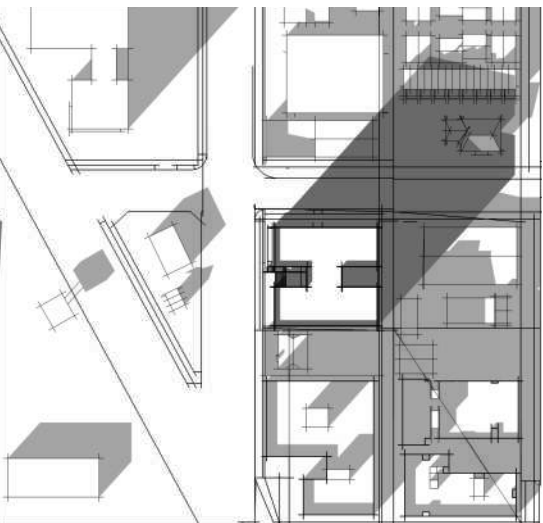
north court



winter morning

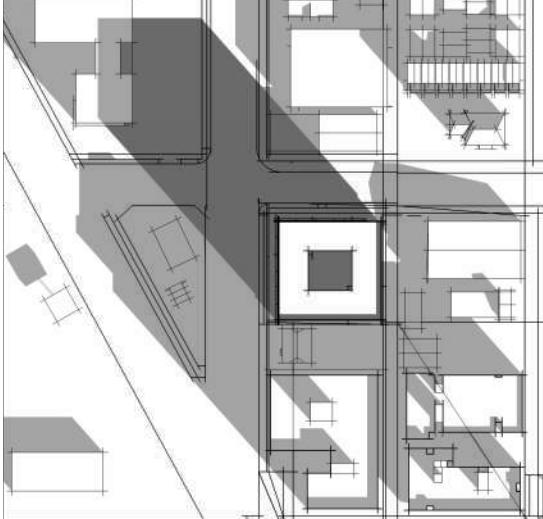


winter noon

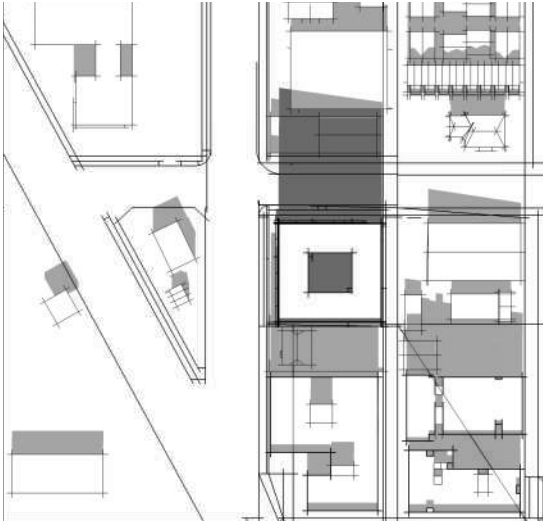


winter afternoon

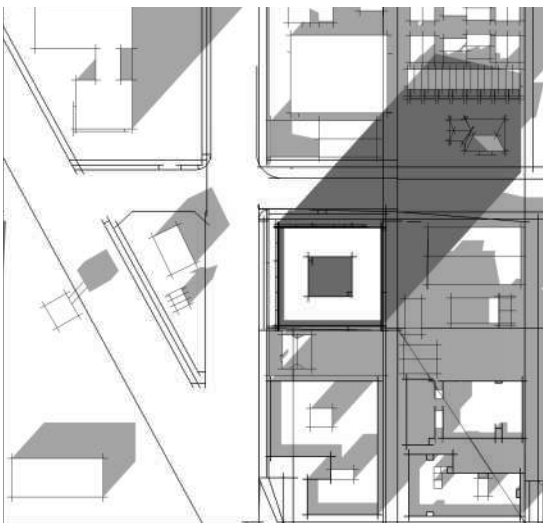
the Donut



winter morning

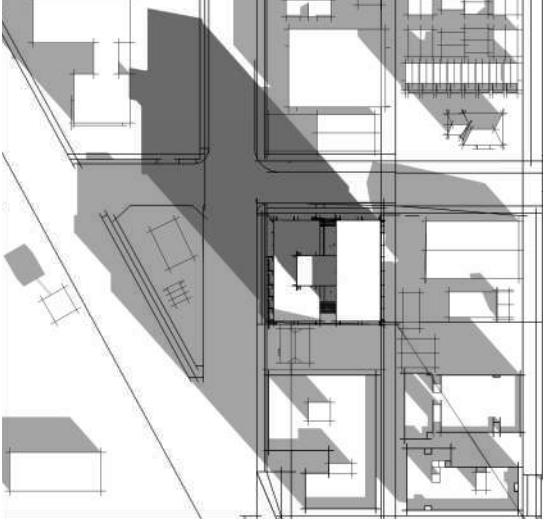


winter noon

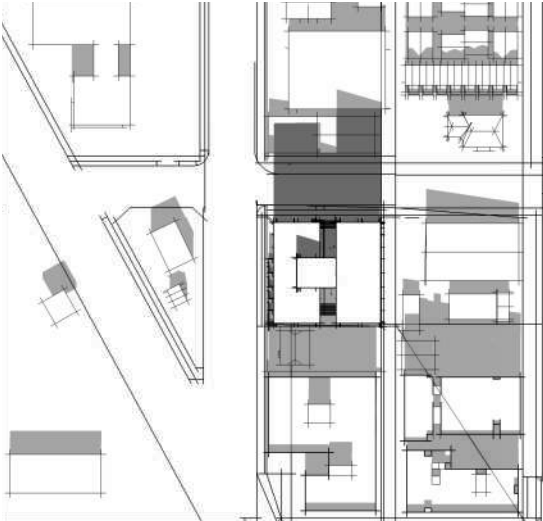


winter afternoon

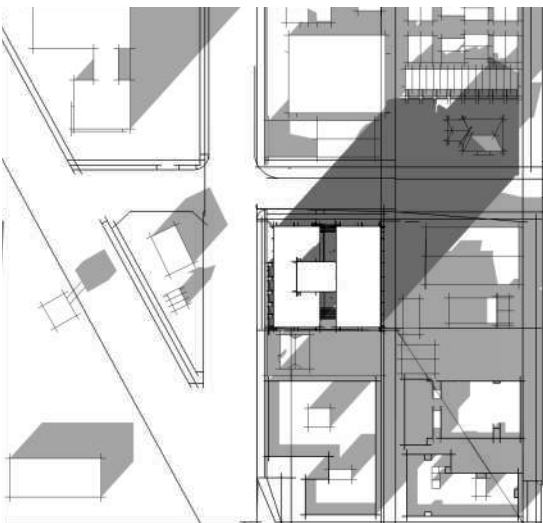
west court (preferred scheme)



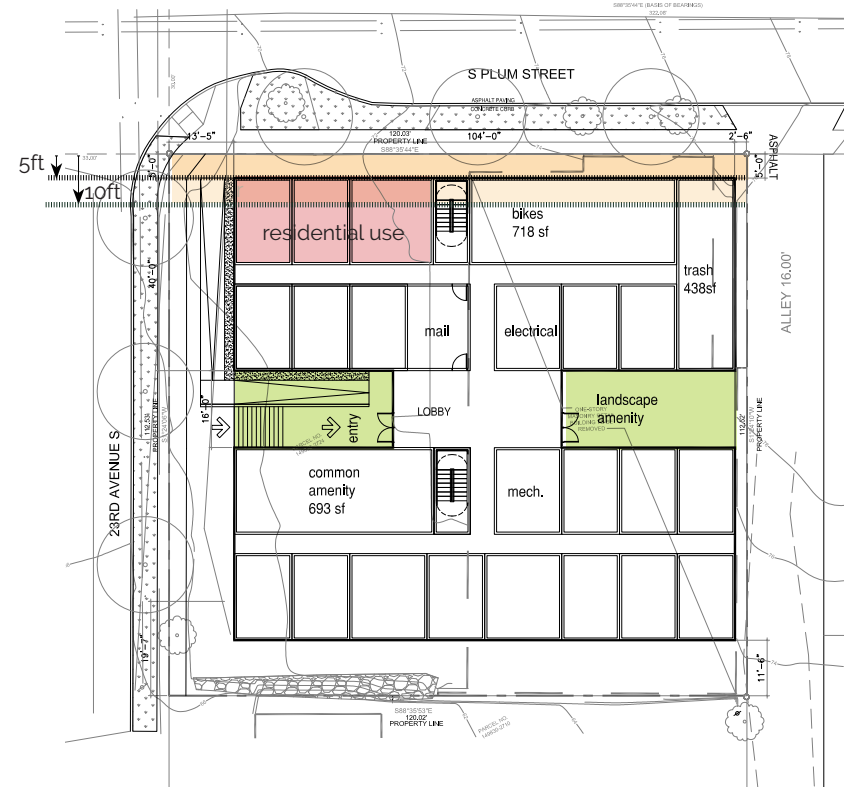
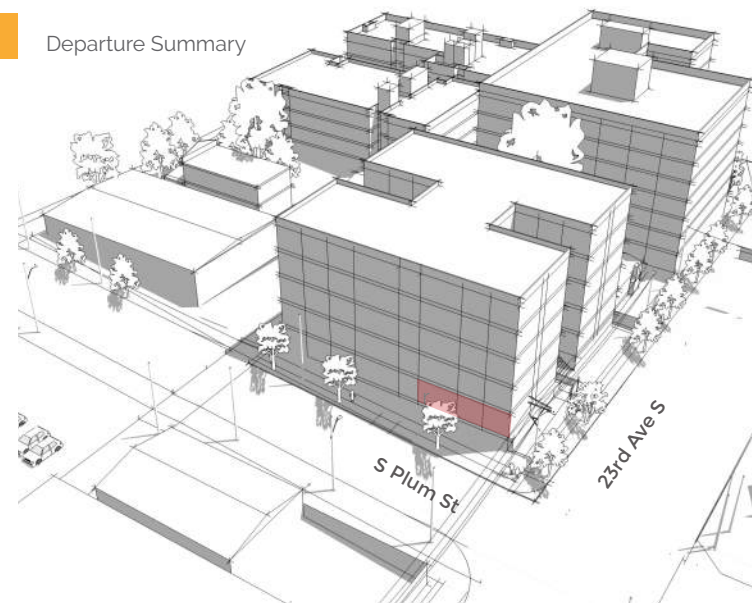
winter morning



winter noon



winter afternoon



1. West Court

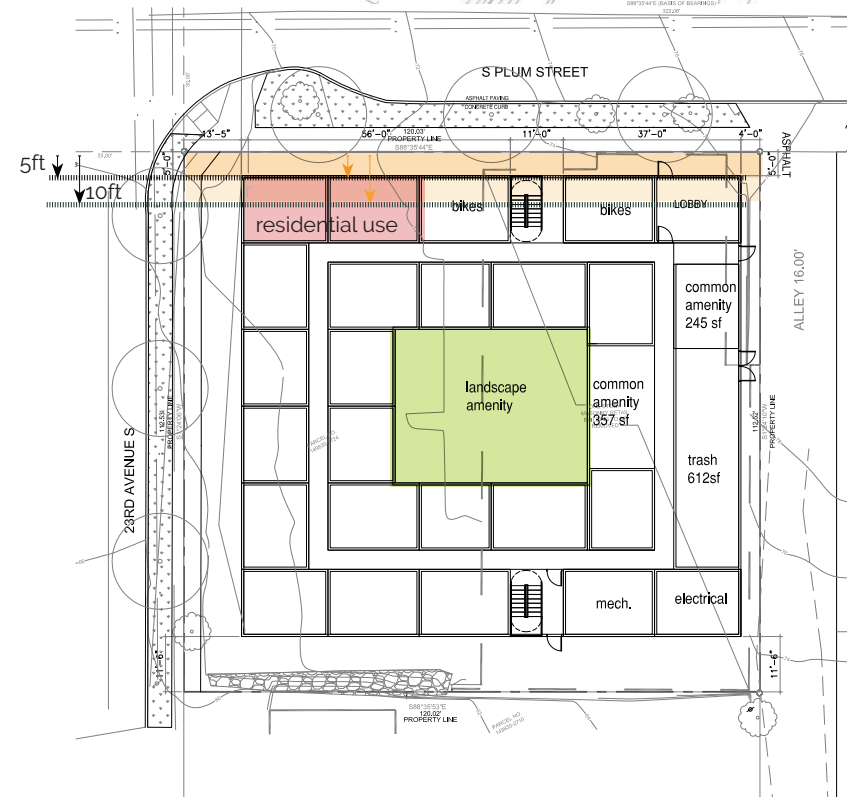
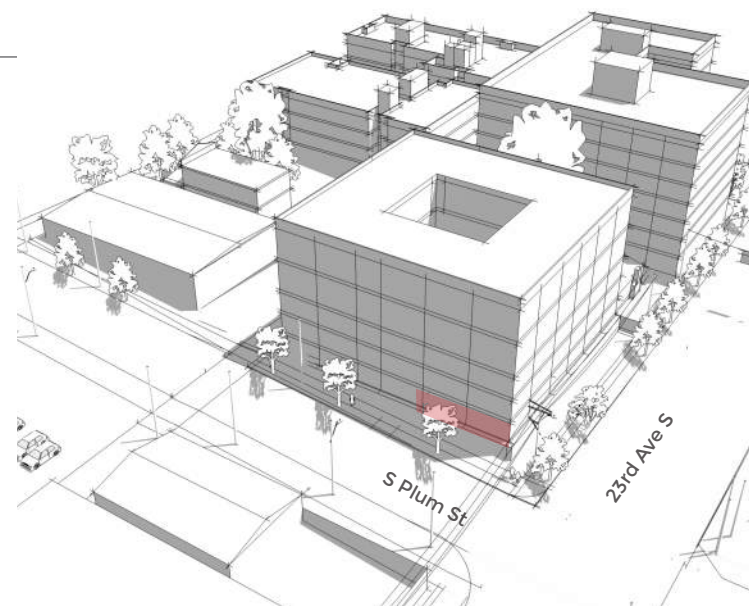
Departure 1 - Residential Setback at Street

23.47A.008.D

When residential uses are located along a street-level street-facing facade, the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

10'-0" setback required
5'-0" provided = 50% departure required

The project requires a departure from the street facing setback to allow for wider courtyards for amenity spaces.



2. Donut

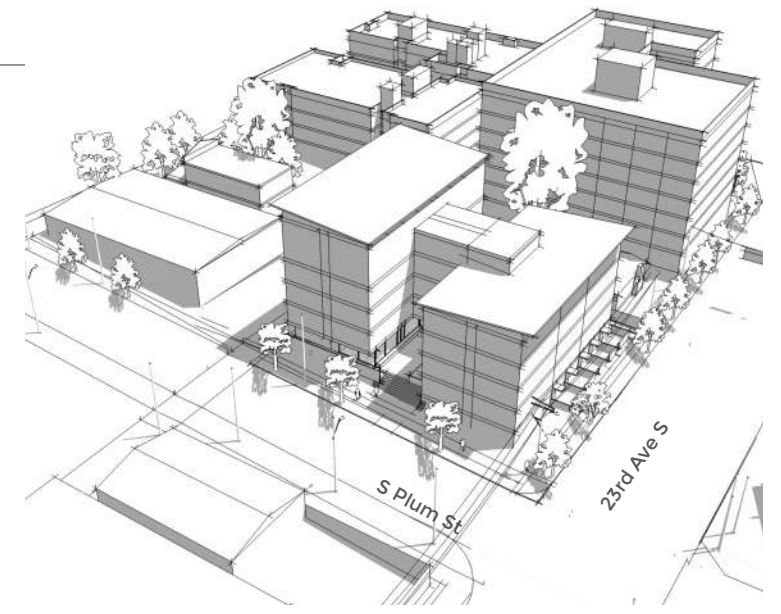
Departure 1 - Residential Setback at Street

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3. North Court *(preferred scheme)*

None Requested

Previous Projects Designed by Hybrid Architecture



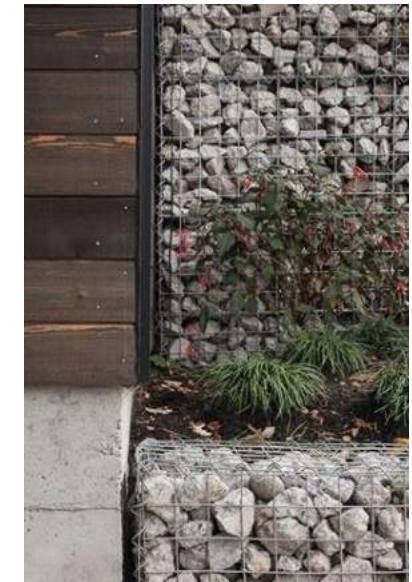
Yesler Exterior Rendering



741 Harvard Entry Gate & Planter



Yesler Courtyard Rendering



Integration of Gabion walls, concrete, cedar siding



Redwood Apartments



Killebrew Apartments



Redwood Apartments Section



Main Entry at Redwood Apartments

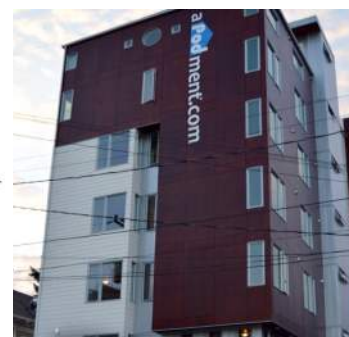


Yesler Courtyard Diagram

Architect:
Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
www.hybridarc.com | 206.267.9277

Owner:
Calhoun Properties
P.O. Box 95558, Seattle, WA 98145
206.801-3570

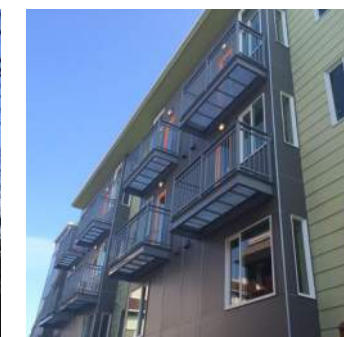
Previous Projects Built
by Calhoun Properties



Calhoun - Fiora Apartments - Ballard



Calhoun - Riano Apartments - Ballard



Calhoun - Positano Apartments - Ballard



Calhoun - Morino Apartments - UW